



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

PROJ. #: 25-80000057

Received: 5/8/25

Paid: 5/8/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Maitland Sunoco

PARCEL ID #(S): 19-21-30-300-0700-0000

TOTAL ACREAGE: ~~2.83~~ 3.34

BCC DISTRICT: 4

ZONING: C-2, County

FUTURE LAND USE: MXD

APPLICANT

NAME: KESHORE MEETOO

COMPANY: KME2 CORP

ADDRESS: 9527 Hwy 17/92

CITY: MAITLAND

STATE: FL

ZIP: 32751

PHONE: 754-308-2924

EMAIL: keshore-meetoo@yahoo.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

 Description of proposed development: Add 3 food truck to gas station
Location

STAFF USE ONLY

COMMENTS DUE: 5/16

COM DOC DUE: 5/22

DRC MEETING: 5/28

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: MXD

LOCATION:

W/S: Casselberry

BCC: 4: Lockhart

 on the east side of US 17-92,
south of Spartan Dr

Project Narrative for Permanent Food Truck Operation at Maitland Sunoco

Applicant/Owner: Keshore Meetoo

Business Location: 9725 S Highway 1792 Maitland, FL 32751

Parcel ID: 19-21-30-300-0700-0000

Zoning Designation: C-2

Request: Approval for the operation of three (3) permanent food trucks on-site at an existing operating gas station (Sunoco), located within Seminole County.

Project Overview

This application seeks to obtain approval to host **three permanent food trucks** on the existing commercial property at the Maitland Sunoco gas station. The intent is to create a safe, well-managed, and community-oriented outdoor dining experience that enhances local food options, stimulates small business growth, and increases responsible patronage of the gas station and surrounding commercial area.

Purpose and Public Benefit

The proposed food truck installation is designed to:

- **Support local entrepreneurship** by giving independent food vendors a consistent, high-visibility space to operate.
- **Increase public access to diverse and affordable food options**, particularly for commuters, workers, and residents in the area.
- **Create a family-friendly atmosphere** with outdoor dining and shaded seating that complements the convenience services already offered by the gas station.
- **Stimulate economic activity** without placing additional demand on permanent brick-and-mortar infrastructure.

Site Layout and Use

The three food trucks will be located in the **North quadrant of the lot**, strategically positioned to:

- **Avoid any obstruction of fuel pumps, entrances, exits, or fire lanes.**
- **Provide adequate spacing (at least 10 feet between each unit)** in compliance with fire safety regulations.

- Use **existing paved surfaces**, eliminating the need for land disturbance or additional construction.

A **site plan** is attached, showing:

- Exact truck placement.
- Traffic circulation.
- Pedestrian zones.
- Designated customer parking (with minimal impact to current gas station operations).
- Optional covered seating area (subject to approval).

Operational Details

- **Hours of Operation:** 10:30 AM – 8:00 PM, 7 days/week (subject to adjustment based on community demand and compliance with noise/lighting ordinances).
- **Waste Management:** Each vendor will be responsible for managing solid waste. A shared commercial-grade dumpster will be used with added pickup days scheduled.
- **Restroom Access:** On-site restrooms within the gas station will be available to patrons, compliant with health and building codes.
- **Utilities:** Trucks will connect to a dedicated power outlet installed by a licensed electrician to avoid use of loud generators.
- **Lighting & Signage:** Minimal, downcast LED lighting will ensure visibility and safety without creating light pollution. No permanent signage will be affixed to the property; each truck will display their own branding.

Traffic and Safety

The proposed layout and circulation plan:

- Maintains **clear vehicular circulation paths**, with directional signage for both food truck patrons and fuel station customers.
- Ensures **emergency vehicle access** is unimpeded.
- Includes **bollards or temporary barricades** to physically separate food truck areas from fueling and traffic zones.
- Includes **ADA-accessible paths and seating**.

Compliance and Permitting

Each food truck vendor will obtain:

- An individual **business tax receipt** from Seminole County.
- A valid **state mobile food vendor license**.
- **Health department approvals** for food service operations.

The gas station as a host site will maintain full compliance with:

- Local zoning codes and any overlay district requirements.
- Fire Marshal and Health Department guidelines.
- Signage, parking, and waste disposal regulations.

BOUNDARY & TOPOGRAPHIC SURVEY

"WITH TREE LOCATION"

SURVEYOR'S NOTES

1. ASPHALT PARKING AREA CROSSING THE NORTH BOUNDARY LINE OF THE SUBJECT PROPERTY APPEARS TO BE IN SERVICE OF THE SUBJECT PROPERTY'S NORTHERN NEIGHBOR(PARCEL ID: 19-21-30-300-0670-0000) AS SHOWN HEREON.

2752 JASON STREET
TAMPA, FLORIDA 33619
(813) 681-4481
www.TerminusSurveying.com
FrontDesk@TeamTerminus.com



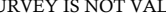
TERMINUS
SURVEYING
LLC.

COPYRIGHT 2022 BY TERMINUS SURVEYING, LLC. CERTIFICATE OF AUTHORIZATION (LB #8207)

CERTIFIED TO:

— AUTOMATED PETROLEUM ENERGY COMPANY

THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORID. ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.





 10/20/2022
MICHAEL P. MOONEY DATE
PROFESSIONAL SURVEYOR & MAPPER #3930
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR & MAPPER

FLOOD_ZONE_INFORMATION
SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE
IN FLOOD_ZONE(S) "X", ACCORDING TO THE NATIONAL
FLOOD INSURANCE RATE MAP, SEMINOLE COUNTY
UNINCORPORATED AREAS COMMUNITY 120291 PANEL
NUMBER 12117C0165F, EFFECTIVE 9/28/2007.

BENCHMARK:
ELEVATIONS DERIVED FROM DEPARTMENT OF
TRANSPORTATION GLOBAL POSITIONING SYSTEM
NETWORK, NORTH AMERICAN VERTICAL DATUM 1988.
FIELD CHECKED INTO FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION BENCHMARK "DF3603"
EL=91.18' NORTH AMERICAN VERTICAL DATUM 1988.

TREE LEGEND (NOT TO SCALE)

(SIZE IN INCHES NEXT TO SYMBOLS)


| | |
|--|-------------------|
|  | OAK |
|  | PALM |
|  | PINE |
|  | OTHER/ UNKNOWN |

CURVE DATA:

RADIUS=5779.65(L&C)'
 ARC=115.81(L)' 115.80(C)'
 CHORD=115.80(L)' 115.80(C)'
 CHORD BEARING=
 N 35°13'42" W(L)
 N 35°06'58" E(C)

GRID NORTH

GRAPHIC SCALE



A horizontal scale bar with tick marks at 5', 30', and 60'. The text "GRAPHIC SCALE" is written above the bar.

LEGAL DESCRIPTION:
(ORB 9037, PG 100)

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE NORTH 02°28'28" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 210.00 FEET TO THE POINT-OF-BEGINNING, THENCE CONTINUE NORTH 02°28'28" WEST, A DISTANCE OF 126.19 FEET TO A POINT THAT IS 126.19 FEET NORTH OF THE POINT-OF-BEGINNING, FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 85°59'40" WEST PARALLEL WITH NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 91.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17 & 92; THENCE RUN NORTH 36°02'41" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 252.41 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE; THENCE FOLLOW SAID CURVE TO THE RIGHT WITH A RADIUS OF 115.80 FEET, AN ARC CENTRAL ANGLE OF 100°53", A CHORD OF 115.80 FEET AND A CHORD BEARING OF NORTH 35°13'42" EAST FOR AN ARC DISTANCE OF 115.81 FEET TO A POINT OF INTERSECTION WITH THE LINE 488.00 FEET SOUTH OF, AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE RUN NORTH 89°53'31" EAST ALONG SAID LINE FOR 333.37 FEET TO A POINT OF INTERSECTION WITH A LINE 210.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE RUN NORTH 89°45'40" WEST ALONG SAID LINE A DISTANCE OF 89.45'40" WEST, A DISTANCE OF 124.31 FEET; THENCE SOUTH 05°27'46" WEST A DISTANCE OF 147.77 FEET; THENCE SOUTH 89°54'22" WEST A DISTANCE OF 119.71 FEET; THENCE SOUTH 02°23'57" EAST A DISTANCE OF 259.68 FEET; THENCE SOUTH 89°58'05" WEST A DISTANCE OF 209.76 FEET TO POINT-OF-BEGINNING.

FORMERLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE RUN NORTH 028° 28' WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 FOR 210.00 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE NORTH 028° 28' WEST, A DISTANCE OF 326.19 FEET TO A POINT THAT IS 125.00 FEET SOUTH 028° 28' WEST OF THE NORTH CORNER OF SAID SECTION 19; THENCE CONTINUE SOUTHWEST ALONG SAID LINE FOR 125.00 FEET TO THE POINT-OF-BEGINNING; THENCE RUN NORTH 89° 55' 40" WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 FOR 91.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17 & 92; THENCE RUN NORTH 36° 02' 41" EAST ALONG SAID RIGHT-OF-WAY LINE FOR 252.41 FEET TO A POINT OF CURVATURE; THENCE CONTINUE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, BEING A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING FOR ITS ELEMENTS A RADIUS OF 1,000 FEET, AN ARC OF 100.00 FEET, A CHORD OF 160.00 FEET, AN ANGLE OF BEARING OF SOUTH 35° 28' 14" EAST FOR AN ARCULAR DISTANCE OF 115.80 FEET TO A POINT OF INTERSECTION WITH A LINE 488.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE RUN SOUTH 89° 54' 30" EAST ALONG SAID LINE FOR 333.36 FEET TO A POINT OF INTERSECTION WITH A LINE 210.00 FEET SOUTH OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE RUN SOUTH 032° 00" EAST ALONG SAID LINE FOR 310.77 FEET TO A POINT OF INTERSECTION WITH A LINE 525.00 FEET SOUTH OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE RUN NORTH 89° 55' 10" WEST ALONG SAID LINE FOR 125.00 FEET; THENCE RUN SOUTH 51° 58' WEST FOR 55.21 FEET TO A POINT OF INTERSECTION WITH A LINE 470.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHWEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE RUN NORTH 89° 55' 10" WEST ALONG SAID LINE FOR 119.68 FEET TO A POINT OF INTERSECTION WITH A LINE 210.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE RUN SOUTH 028° 28' EAST ALONG SAID LINE FOR 260.00 FEET; THENCE RUN NORTH 89° 55' 10" WEST FOR 210.00 FEET TO THE POINT-OF-BEGINNING.

LESS AND EXCEPT:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; RUN THENCE NORTH 02°28'28" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 210.00 FEET FOR A POINT-OF-BEGINNING; CONTINUE THENCE NORTH 02°28'28" WEST ALONG SAID WEST LINE, A DISTANCE OF 314.98 FEET; THENCE NORTH 89°57'44" EAST, A DISTANCE OF 210.17 FEET; THENCE SOUTH 02°23'57" EAST, A DISTANCE OF 315.00 FEET; THENCE SOUTH 89°58'05" WEST, A DISTANCE OF 209.76 FEET TO THE POINT-OF-BEGINNING.

GENERAL NOTES:

1. THE BOUNDARY SURVEY AS SHOWN HEREON, WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE, THE UNDERSIGNED AND TERMINUS SURVEYING LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY.
2. THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR CHANGES TO OTHER PARTS OF THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THE BOUNDARY SURVEY IS NOT TO BE USED FOR ANY PURPOSE OF THIS BOUNDARY SURVEY IS TO ESTABLISH THE PERIMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS BOUNDARY SURVEY AND IS NOT TO ESTABLISH OWNERSHIP.
5. BOUNDARY SURVEYS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE BOUNDARY SURVEY IS NOT TO BE USED TO DETERMINE WHETHER OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
6. NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SURVEY.
8. OWNERSHIP OF FENCES WERE NOT VERIFIED AT TIME OF SURVEY.
9. ALL MEASUREMENTS ARE IN FEET, UNLESS OTHERWISE NOTED. (TREES AND PIPES MEASURED IN INCHES)
10. MEAN HIGH WATER LINE WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ABUTTING BODIES OF WATER)
11. TREE NOTE: TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE SIZE/DIAMETER IS DETERMINED AT BREAST HEIGHT. THE TREE LOCATION IS THE CENTER OF THE TREE. ALL MEASUREMENTS ARE IN FEET, UNLESS OTHERWISE NOTED. ALL TREES LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.

Legend of Symbols & Abbreviations

| | | | | | | | |
|-----|------------------------------|-----|-------------------------------|------|------------------------------|-----|-----------------------------|
| (G) | GENERAL | FCW | FOUND CAPED IRON ROD | PCP | PERMANENT CONTROL POINT | AC | AIR CONDITIONER |
| (H) | HOIST | FCM | FOUND CONCRETE MOUNT | PCD | PERSONAL DATA SURVEYOR | RF | RAUFLUG PREVENTER |
| (I) | IDENTIFICATION | FCL | FOUND CONCRETE LAYER | PCF | PERMANENT CONTROL POINT | BM | BENCHMARK |
| (J) | LEVEL DESCRIPTION | FCE | FOUND CONCRETE ELEVATION | PCB | PERMANENT CONTROL POINT | BOL | BOLLARD |
| (K) | MEASURED | FTE | FINISHED FLOOR ELEVATION | PCP | PERMANENT CONTROL POINT | CL | CLIMATE |
| (L) | PLANTER (3/4 PG 10) | FFR | FOUND REINFORCED IRON | PRM | PERMANENT REFERENCE MONUMENT | CO | COVERED AREA |
| (M) | BUILDING CORNER | FFI | FOUND FINISHED IRON | PCP | PERMANENT CONTROL POINT | DM | DRAINAGE MANHOLE |
| (N) | CONCRETE FENCE | FFM | FOUND FINISHED MASONRY | PCP | PERMANENT CONTROL POINT | EL | ELECTRIC BOX |
| (O) | CAMP | FRS | FOUND REINFORCED STEEL | PCP | PERMANENT CONTROL POINT | FD | FIELD DEPARTMENT CONNECTION |
| (P) | PERMANENT REFERENCE MONUMENT | FRG | FOUND REINFORCED GROUND | PCP | PERMANENT CONTROL POINT | | |
| (Q) | CERTIFIED CORNER RECORD | GFE | GATE FINISHED FLOOR ELEVATION | R/W | RIGHT-OF-WAY | | |
| (R) | REINFORCED IRON | LE | LEGIBLE | R/W | RIGHT-OF-WAY | | |
| (S) | CHAIN LINK FENCE | LB | LOCATED BENCHMARK | S.F. | SQUARE FEET | | |
| (T) | DRAWN | LS | LOCATED SURVEY | S.F. | SQUARE FEET | | |
| (U) | CHURN | ME | MEASURED ELEVATION | S.F. | SQUARE FEET | | |
| (V) | CORNER OF PAVEMENT | MS | MEASURED SECTION | S.F. | SQUARE FEET | | |
| (W) | COVERED AREA | O/A | OVERALL | S.F. | SQUARE FEET | | |
| (X) | ELEVATION | UL | UTILITY LIFT | S.F. | SQUARE FEET | | |
| (Y) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (Z) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (A) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (B) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (C) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (D) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (E) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (F) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (G) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (H) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (I) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (J) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (K) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (L) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (M) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (N) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (O) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (P) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (Q) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (R) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (S) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
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| (Y) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (Z) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (A) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (B) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
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| (D) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (E) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (F) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (G) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (H) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (I) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (J) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (K) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
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| (O) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
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| (Q) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (R) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (S) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (T) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (U) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (V) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (W) | ELEVATION | OR | OFFICIAL RECORDS BOOK | S.F. | SQUARE FEET | | |
| (X) | ELEVATION | | | | | | |

JOB INFORMATION:

CREW CHIEF: BM
FIELD DATE: 10/12/2023
FIELD BOOK: T61 PAGE: 9
DRAFTER: RCC
DRAWING DATE: 10/19/2023
CHECKED BY: JSM
JOB#
220987

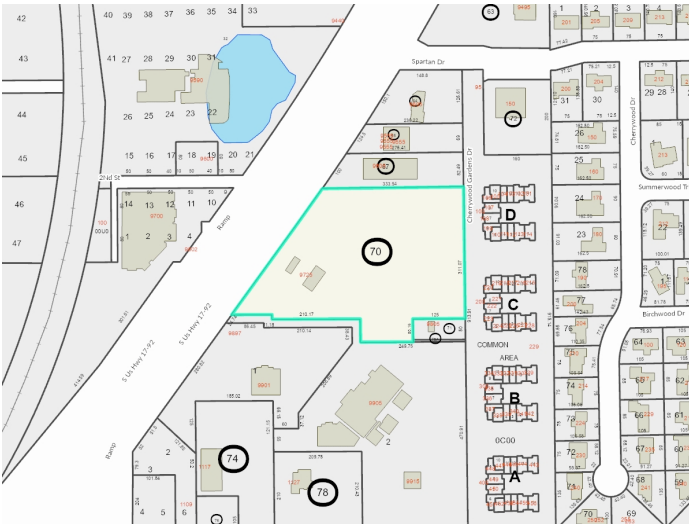
TERMINUS SURVEYING

Property Record Card



Parcel: 19-21-30-300-0700-0000
Property Address: 9725 S US HWY 17-92 MAITLAND, FL 32751
Owners: KNIGHTS REAL ESTATE INC
2025 Market Value \$1,726,107 Assessed Value \$1,456,452 Taxable Value \$1,456,452
2024 Tax Bill \$18,671.41 Tax Savings with Non-Hx Cap \$1,775.69
Convenience Store With Gas property w/1st Building size of 1,568 SF and a lot size of 3.34 Acres

Parcel Location



Site View



Parcel Information

| | |
|-------------------|---|
| Parcel | 19-21-30-300-0700-0000 |
| Property Address | 9725 S US HWY 17-92 MAITLAND, FL 32751 |
| Mailing Address | 1201 OAKFIELD DR STE 109 BRANDON, FL 33511-4928 |
| Subdivision | |
| Tax District | 01:County Tax District |
| DOR Use Code | 1104:Convenience Store With Gas |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2025 Working Values | 2024 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$100,994 | \$70,587 |
| Depreciated Other Features | \$135,951 | \$123,272 |
| Land Value (Market) | \$1,489,162 | \$1,354,108 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$1,726,107 | \$1,547,967 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$269,655 | \$223,920 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$1,456,452 | \$1,324,047 |

2024 Certified Tax Summary

| | |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions | \$20,447.10 |
| Tax Bill Amount | \$18,671.41 |
| Tax Savings with Exemptions | \$1,775.69 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

KNIGHTS REAL ESTATE INC

Legal Description

SEC 19 TWP 21S RGE 30E
 BEG 148.8 FT E & 278.1 FT S OF INT OF ELY R/W
 HWY 17-92 & SLY R/W SPARTAN DR RUN S
 311.07 FT W 125 FT S 50.16 FT W TO A PT 210
 FT W OF E LI OF SE 1/4 OF SW 1/4 N TO A PT
 525 FT N OF S LI OF SEC W 210.17 FT N TO A PT
 675 FT N OF S LI OF SEC W TO ELY R/W HWY
 17-92 NLY ALG R/W TO A PT W OF BEG E TO
 BEG

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-------------|---------------|-------------|
| COUNTY GENERAL FUND | \$1,456,452 | \$0 | \$1,456,452 |
| Schools | \$1,726,107 | \$0 | \$1,726,107 |
| FIRE | \$1,456,452 | \$0 | \$1,456,452 |
| ROAD DISTRICT | \$1,456,452 | \$0 | \$1,456,452 |
| SJWM(Saint Johns Water Management) | \$1,456,452 | \$0 | \$1,456,452 |

Sales

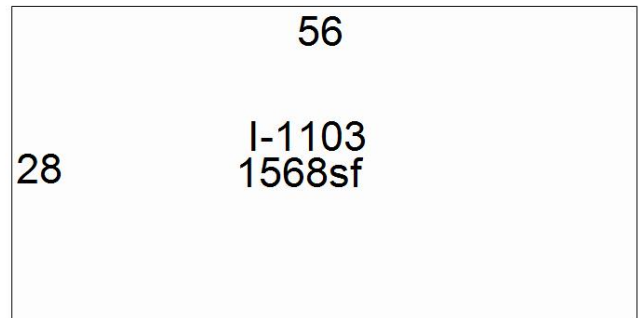
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 11/1/2017 | \$100 | 09037/0105 | Improved | No |
| WARRANTY DEED | 11/1/2017 | \$100 | 09037/0100 | Improved | No |
| SPECIAL WARRANTY DEED | 9/1/2004 | \$1,192,000 | 05549/1444 | Improved | Yes |
| SPECIAL WARRANTY DEED | 7/1/2001 | \$206,900 | 04138/0447 | Improved | No |
| WARRANTY DEED | 12/1/1995 | \$882,000 | 03001/0489 | Improved | No |
| WARRANTY DEED | 9/1/1984 | \$546,400 | 01583/1520 | Improved | No |
| WARRANTY DEED | 9/1/1984 | \$546,400 | 01583/1517 | Improved | Yes |
| WARRANTY DEED | 7/1/1978 | \$100 | 01178/1985 | Improved | No |
| WARRANTY DEED | 3/1/1978 | \$100 | 01161/1860 | Improved | No |

Land

| Units | Rate | Assessed | Market |
|------------|------------|-------------|-------------|
| 43,560 SF | \$25/SF | \$1,089,000 | \$1,089,000 |
| 0.29 Acres | \$500/Acre | \$147 | \$147 |
| 80,003 SF | \$5/SF | \$400,015 | \$400,015 |

| Building Information | |
|----------------------|--|
| # | 1 |
| Use | STEEL/PRE ENGINEERED. |
| Year Built* | 1989 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft²) | 1568 |
| Total Area (ft²) | |
| Constuction | METAL (2) TWO SIDES - SANDWICH PANELS |
| Replacement Cost | \$201,988 |
| Assessed | \$100,994 |

* Year Built = Actual / Effective



Building 1

| Permits | | | | |
|----------|---|----------|-----------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 14839 | 9725 S US HWY 17-92 : REROOF COMMERCIAL-Re-roof MOD. BIT. COMMERCIAL | \$7,951 | | 9/23/2020 |
| 03268 | UNDERGROUND GAS TANKS | \$98,900 | | 4/29/2009 |
| 05426 | REROOF | \$12,600 | | 5/22/2008 |
| 05668 | REROOF - SUNOCO CONVENIENCE STORE | \$7,400 | | 5/17/2004 |
| 09915 | POLE SIGN; PAD PER PERMIT 9731 S US HWY 17-92 | \$0 | | 10/1/2001 |
| 05468 | ELECTRIC WIRING; PAD PER PERMIT 9755 S US HWY 17-92; CONTRACTOR - AMBER ELECTRIC, INC | \$0 | | 6/13/2000 |
| 00889 | INSTALL DIESEL TANK REMOV TANK | \$9,800 | | 2/1/1999 |
| 00827 | REPLACE A/C UNIT | \$3,751 | | 2/1/1998 |
| 06020 | MECHANICAL REPLACEMENT; COASTAL MART #9066 | \$5,300 | | 9/1/1997 |
| 03847 | COASTAL MART | \$18,000 | 6/19/1996 | 6/1/1996 |
| 01039 | MISC ELEC COASTAL MART GAS STA | \$1,000 | | 2/1/1996 |

| Extra Features | | | | |
|-----------------------------|------------|-------|-----------|----------|
| Description | Year Built | Units | Cost | Assessed |
| WALKS CONC COMM | 1989 | 1100 | \$5,984 | \$2,394 |
| CANOPY GOOD COMM | 1989 | 1880 | \$29,836 | \$11,934 |
| COMMERCIAL CONCRETE DR 4 IN | 1989 | 34636 | \$188,420 | \$75,368 |
| CANOPY GOOD COMM | 1989 | 3149 | \$49,975 | \$19,990 |
| POLE LIGHT 1 ARM | 1989 | 5 | \$9,270 | \$9,270 |

| | | | | |
|------------------|------|---|----------|----------|
| POLE LIGHT 3 ARM | 1989 | 3 | \$16,995 | \$16,995 |
|------------------|------|---|----------|----------|

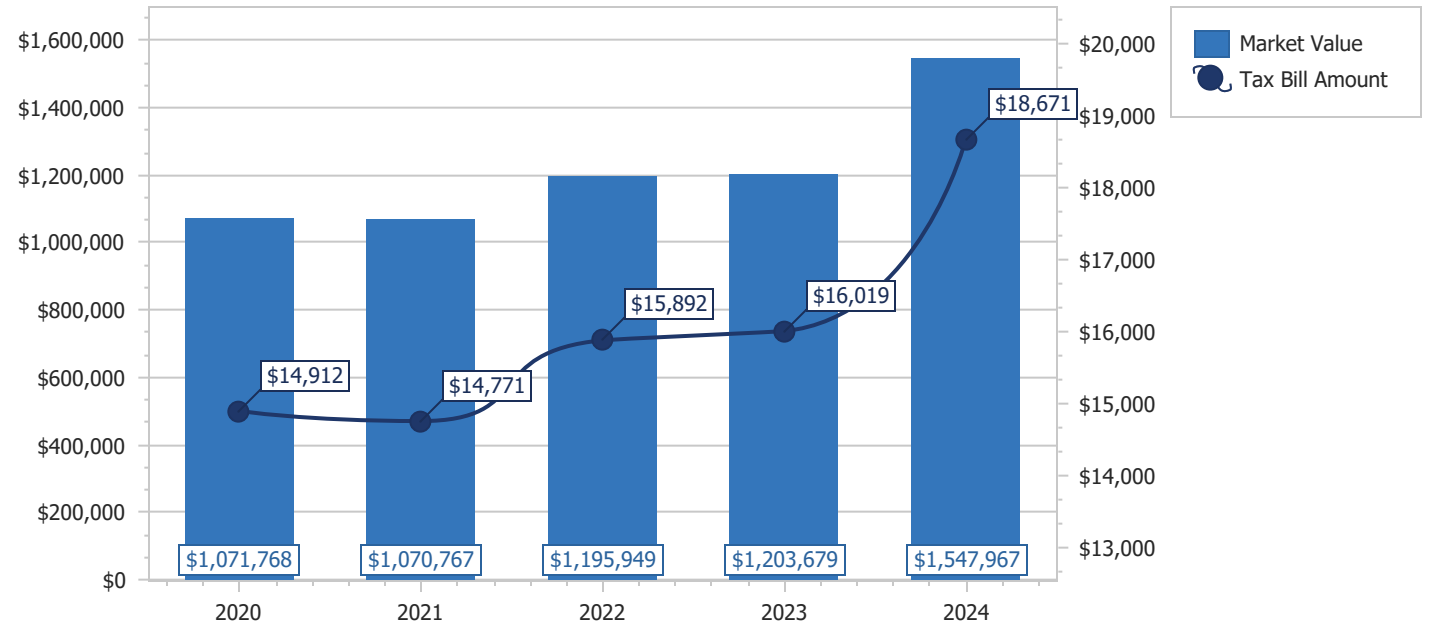
| Zoning | |
|-----------------|-------------------|
| Zoning | C-2 |
| Description | Retail Commercial |
| Future Land Use | MXD |
| Description | Mixed Development |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 4 - Amy Lockhart |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 62 |

| School Districts | |
|------------------|-----------------|
| Elementary | English Estates |
| Middle | South Seminole |
| High | Lake Howell |

| Utilities | |
|----------------|-----------------------|
| Fire Station # | Station: 22 Zone: 225 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Casselberry |
| Sewage | City Of Casselberry |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History





**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 eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/8/2025 8:40:54 AM
Project: 25-80000057
Credit Card Number: 44*****2065
Authorization Number: 07180D
Transaction Number: 080525O3B-BF683D3D-39A4-48BB-B7D8-F488C023FFD1
Total Fees Paid: 52.50

Fees Paid

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