



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

PROJ. #: 26-80000080
Received & paid:
6/30/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: SUN MANT

PARCEL ID #(S): 29-20-30-300-0030-0000

TOTAL ACREAGE: 1.18

BCC DISTRICT: 4: Lockhart

ZONING: CN

FUTURE LAND USE: Com

APPLICANT

NAME: SANKET PATEL

COMPANY: JAY AMBE MAA 2 LLC.

ADDRESS: 1823 LONGWOOD LAKE MARY RD.

CITY: LONGWOOD

STATE: FL

ZIP: 32750

PHONE: 859-940-1824

EMAIL: [REDACTED]

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: _____

STAFF USE ONLY

COMMENTS DUE: 7/10

COM DOC DUE: 7/16

DRC MEETING: 7/22

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: CN

FLU: Com

LOCATION:

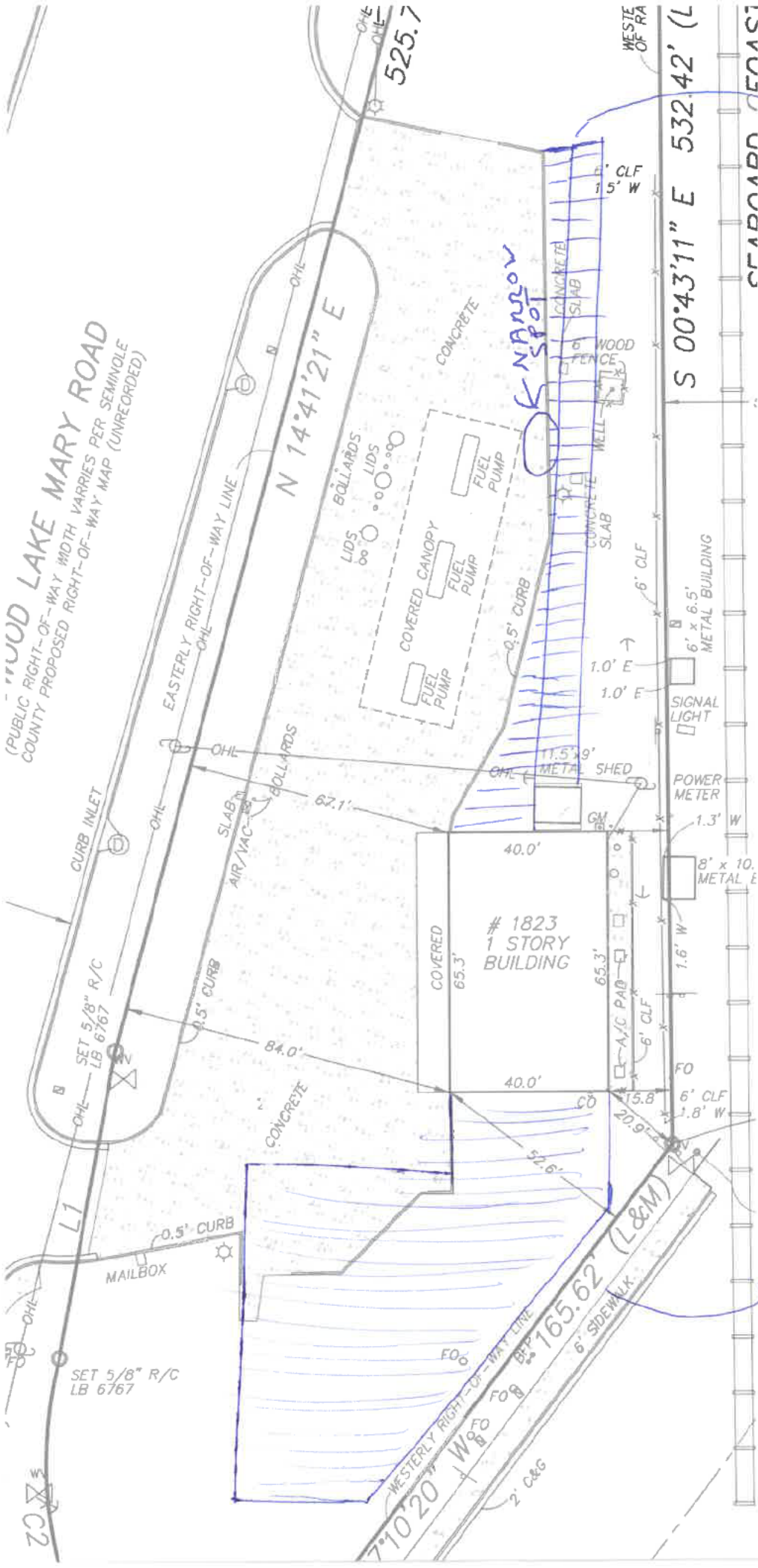
W/S: Seminole County

BCC: 4: Lockhart

on the northeast corner of
Ronald Reagan Blvd & Longwood Lake Mary Rd

Agenda: 7/17

WOOD LAKE MARY ROAD
(PUBLIC RIGHT-OF-WAY WIDTH VARIES PER SEMINOLE
COUNTY PROPOSED RIGHT-OF-WAY MAP (UNRECORDED))



EXTEND THE
CONCRETE SLABS
FOR PARKING
ON THE RIGHT
OF WAY

CREATING
ANOTHER
BUILDING
FOR RENTAL
OR STORAGE
OR EXTEND
THE STORE

MAY PLAN IS TOO BUILD/EXTEND TO THE LEFT OF THE EXISTING
BUILDING WITH AS MUCH OF SQFT I CAN GET. ALSO TO INCREASE
AND EXTEND THE CONCRETE SLAB FOR PARKING SPACE AND
ALLOW CUSTOMERS A SMOOTH PASSAGE AROUND THE FUEL PUMP.

2026 Property Record CardA



Parcel: 29-20-30-300-0030-0000
 Property Address: 1823 LONGWOOD LAKE MARY RD LONGWOOD, FL 32750
 Owners: GHANESHAY INVESTMENT LLC
 2026 Market Value \$913,776 Assessed Value \$835,306 Taxable Value \$835,306
 2025 Tax Bill \$10,429.94 Tax Savings with Non-Hx Cap \$68.30
 Convenience Store With Gas property w/1st Building size of 2,600 SF and a lot size of 1.18 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	29-20-30-300-0030-0000
Property Address	1823 LONGWOOD LAKE MARY RD LONGWOOD, FL 32750
Mailing Address	2418 HYATT CREEK LN PORT ORANGE, FL 32128-3533
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1104:Convenience Store With Gas
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$187,528	\$171,439
Depreciated Other Features	\$77,866	\$44,907
Land Value (Market)	\$648,382	\$551,125
Land Value Agriculture	\$0	\$0
Just/Market Value	\$913,776	\$767,471
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$78,470	\$8,102
P&G Adjustment	\$0	\$0
Assessed Value	\$835,306	\$759,369

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$10,498.24
Tax Bill Amount	\$10,429.94
Tax Savings with Exemptions	\$68.30

Owner(s)A

Name - Ownership Type

GHANESHAY INVESTMENT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 29 TWP 20S RGE 30E ALL SW 1/4 OF NE 1/4 BET LAKE MARY RD + RY + NLY OF NEW ST RD 427 & SLY OF BR RD (1.1 AC)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$835,306	\$0	\$835,306
SCHOOLS	\$913,776	\$0	\$913,776
FIRE	\$835,306	\$0	\$835,306
ROAD	\$835,306	\$0	\$835,306
WATER MANAGEMENT DISTRICT	\$835,306	\$0	\$835,306

SalesA

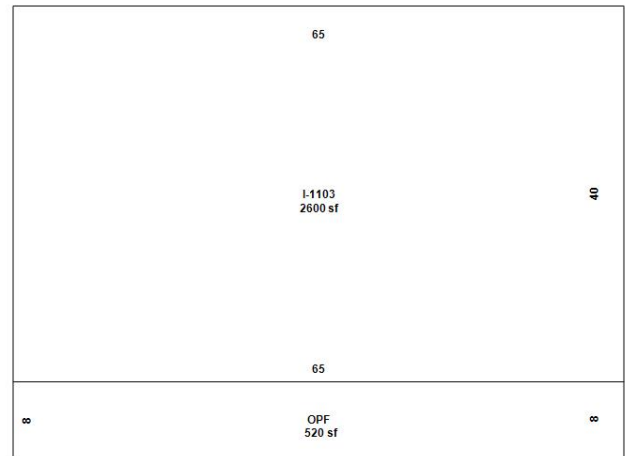
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	7/11/2022	\$725,000	10282/1142	Improved	Yes
SPECIAL WARRANTY DEED	10/1/2005	\$600,000	05986/1258	Improved	No
QUIT CLAIM DEED	9/1/2003	\$100	05063/1537	Improved	No
WARRANTY DEED	9/1/2003	\$710,700	05063/1533	Improved	No
WARRANTY DEED	5/1/1993	\$392,900	02628/0786	Improved	No
WARRANTY DEED	4/1/1986	\$336,200	01729/1264	Improved	No
WARRANTY DEED	5/1/1982	\$100	01401/0740	Vacant	No
WARRANTY DEED	11/1/1980	\$50,000	01308/0672	Vacant	No
QUIT CLAIM DEED	1/1/1975	\$100	01046/0049	Vacant	No

LandA

Units	Rate	Assessed	Market
46,313 SF	\$14/SF	\$648,382	\$648,382

	1
	1982
	2600
	CONCRETE BLOCK-STUCCO - MASONRY
	\$187,528

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	520

PermitsA

Permit #	Description	Value	CO Date	Permit Date
01371	1823 LONGWOOD LAKE MARY RD: GAS - COMMERCIAL	\$0		2/17/2026
02967	1823 LONGWOOD LAKE MARY RD: SIGN (POLE,WALL,FACIA)-Install 2 sets of exxonChannel letters	\$2,000		7/10/2023
04770	1823 LONGWOOD LAKE MARY RD: REROOF COMMERCIAL-Commercial Laundry Mat	\$27,545		4/17/2023
17412	1823 LONGWOOD LAKE MARY RD: SITE LIGHTING-	\$400		1/27/2020
05318	WIRE SERVICE FOR HOOD SYSTEM	\$1,200		7/6/2010
04381	DRY CHEMICAL FIRE SYSTEM	\$1,900		6/2/2010
03631	MECHANICAL & CONDENSOR	\$7,800		5/6/2010
09095	INSTALL UNDERGROUND GAS TANKS	\$190,000		8/14/2007
02962	CANOPY - SUNOCO	\$30,000		3/23/2007
10843	REMOVE UNDERGROUND GAS TANKS	\$0		9/25/2003
06501	ELECTRICAL; CIRCLE K	\$12,000		9/1/1997
03587	INSTALL POLLUTION REMEDIATION	\$32,000		5/1/1997
05039	CIRCLE K #7434 INT FIRE WALL	\$1,500		7/1/1996
03607	CIRCLE K C O S 400 AMPS-600 AMPS	\$0		5/1/1996

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1982	14384	\$89,900	\$53,940
CANOPY AVG COMM	2007	1872	\$33,696	\$20,218
POLE LIGHT 1 ARM	2007	2	\$3,708	\$3,708

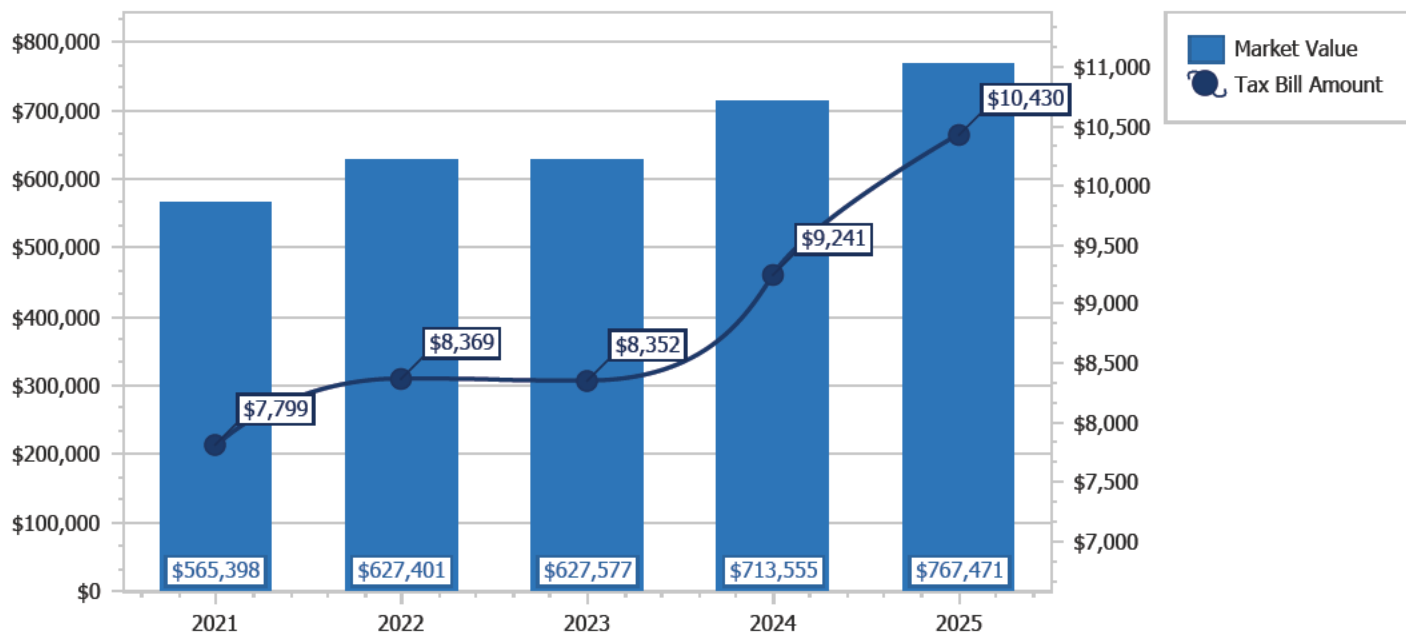
ZoningA	
Zoning	CN
Description	Restricted Neighborhood Com.
Future Land Use	COM
Description	Commercial

Political RepresentationA	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 22

School DistrictsA	
Elementary	Longwood
Middle	Greenwood Lakes
High	Lake Mary

UtilitiesA	
Fire Station #	15
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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6/30/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:01:19
PROJ # 26-80000080 RECEIPT # 0175712
OWNER:
JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001276	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	SHIVA 1 INC	
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER
	3 -	4 - FINANCE