



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

PROJ. #: 25-80000129

RECEIVED AND PAID 11/13/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT NAME: Mai Sushi

PARCEL ID #(S): 03-20-30-526-0000-0010

TOTAL ACREAGE: 9.45 Acres

BCC DISTRICT: 4: LOCKHART

ZONING: Planned Development (PD)

FUTURE LAND USE: PD

NAME: Meghann Mingle (Authorized Agent)

COMPANY: Hana Group Franchising, LLC (DBA: Mai Sushi)

ADDRESS: 6565 N. MacArthur Blvd., Suite 330

CITY: Irving

STATE: TX

ZIP: 75039

PHONE: Applicant: 480-909-9791
Business: 412-310-7717EMAIL: Applicant: hg_825casa_za@permitflowteam.com
Business: hglicense@hanagroup.us

NAME: N/A

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: N/A - This project involves no construction work — no new walls, structural changes, plumbing, or electrical modifications.

The scope is limited to arranging existing display cases for a small sushi prep and display area within the Walmart deli department. A chef will prepare sushi on-site for grab-and-go sales, using Walmart's existing check-out system and shared facilities such as sinks, refrigeration, storage, and restrooms.

COMMENTS DUE: 11/21

COM DOC DUE: 11/25

DRC MEETING: 12/03/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

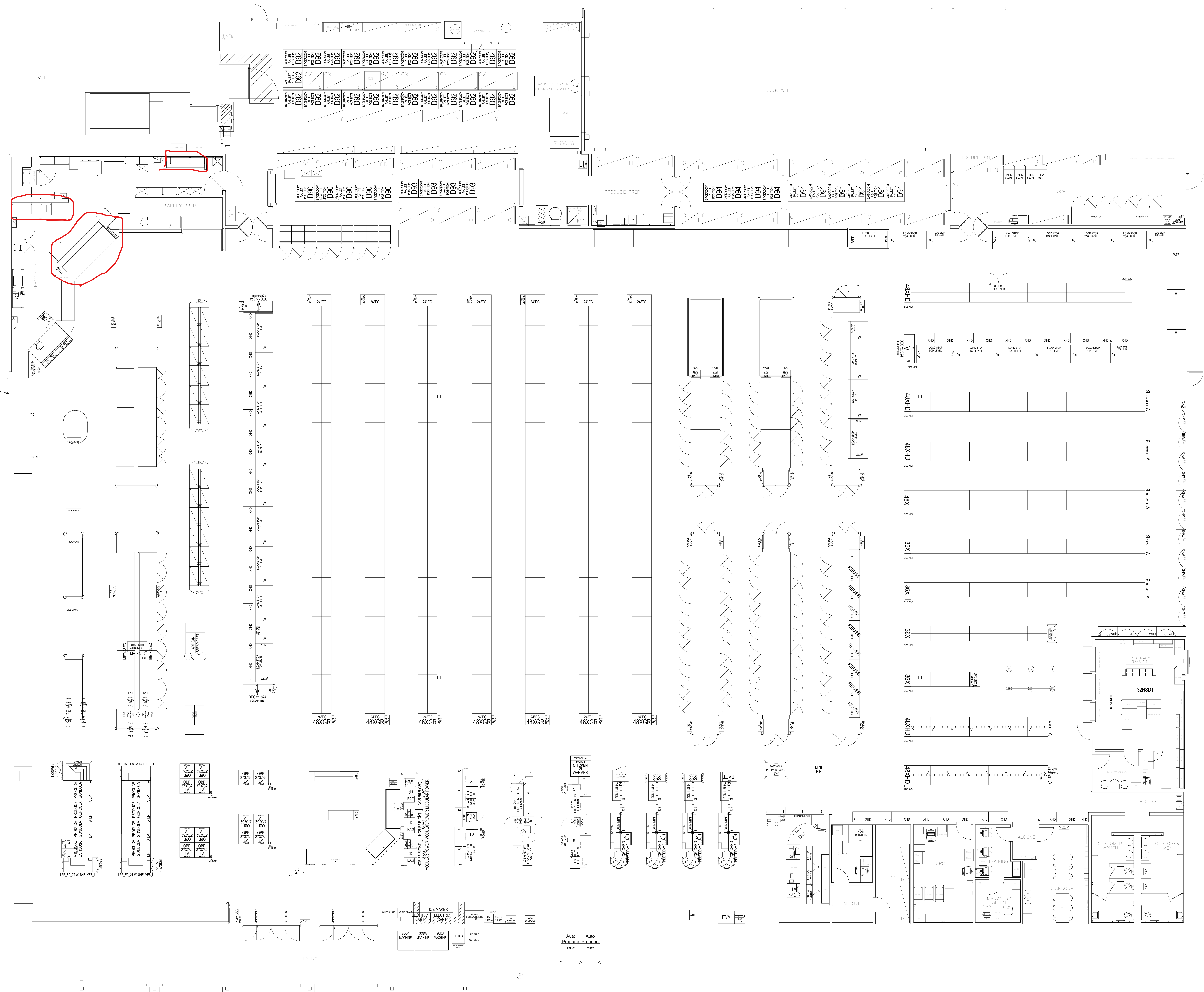
ZONING: PD

FLU: PD

LOCATION: on the southeast corner of Casa Verde
Blvd and 25th St

W/S: SEMINOLE COUNTY UTILITIES

BCC: 4: LOCKHART



INSECT CONTROL UNIT LEGEND		
FINAL NUMBER OF UNITS RECEIVED IS DETERMINED BY THE WALMART FOOD SAFETY & HEALTH PEST MANAGEMENT AND PEST ELIMINATION SERVICES PROVIDER.		
TYPE	TOTAL	D
D	6	☒
NOTES: 1: ALL UNITS TO BE INSTALLED BY THE PEST ELIMINATION SERVICES PROVIDER		

Property Record CardA



Parcel: 03-20-30-526-0000-0010
 Property Address: 825 CASA VERDE BLVD LAKE MARY, FL 32746
 Owners: M&M CASA VERDE LLC
 2026 Market Value \$7,578,238 Assessed Value \$7,578,238 Taxable Value \$7,578,238
 2025 Tax Bill \$104,418.37
 Supermarket property w/1st Building size of 41,412 SF and a lot size of 9.45 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	03-20-30-526-0000-0010
Property Address	
Mailing Address	WALMART PROP TAX PO BOX 8050 BENTONVILLE, AR 72716-0000
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$3,470,460	\$3,520,038
Depreciated Other Features	\$253,929	\$259,593
Land Value (Market)	\$3,853,849	\$3,853,849
Land Value Agriculture	\$0	\$0
Just/Market Value	\$7,578,238	\$7,633,480
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$7,578,238	\$7,633,480

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$104,418.37
Tax Bill Amount	\$104,418.37
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 M&M CASA VERDE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 1
GREENWAY SHOPPES
PB 68 PG 53

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$7,578,238	\$0	\$7,578,238
Schools	\$7,578,238	\$0	\$7,578,238
FIRE	\$7,578,238	\$0	\$7,578,238
ROAD DISTRICT	\$7,578,238	\$0	\$7,578,238
SJWM(Saint Johns Water Management)	\$7,578,238	\$0	\$7,578,238

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2015	\$4,330,000	08580/0718	Vacant	No
SPECIAL WARRANTY DEED	9/1/2007	\$4,125,000	06819/1208	Vacant	No

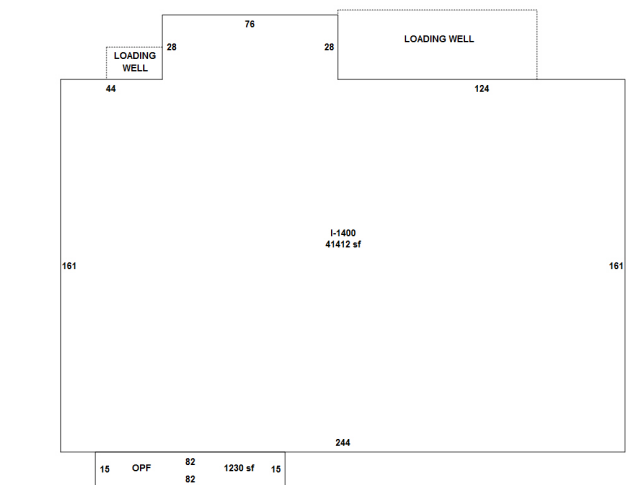
LandA

Units	Rate	Assessed	Market
411,736 SF	\$10.40/SF	\$3,853,849	\$3,853,849

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	2015
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	41412
Total Area (ft ²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$3,966,240
Assessed	\$3,470,460

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft ²)
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PermitsA				
Permit #	Description	Value	CO Date	Permit Date
13302	825 CASA VERDE BLVD: SITE LIGHTING- PARKING LOT LIGHT POLE CC [GREENWAY SHOPPES]	\$7,500		3/2/2023
12768	825 CASA VERDE BLVD: SIGN (POLE,WALL,FACIA)-WALL SIGNS [GREENWAY SHOPPES]	\$13,500		8/31/2022
09185	825 CASA VERDE BLVD: ELECTRICAL - COMMERCIAL-WAL-MART - Install new burglar panel [GREENWAY SHOPPES]	\$12,302		8/16/2022
08040	825 CASA VERDE BLVD: ELECTRICAL - COMMERCIAL-Low voltage. Installing 19 CCTV devices [GREENWAY SHOPPES]	\$37,650		6/2/2022
00415	825 CASA VERDE BLVD: ALTERATION COMMERCIAL-LEVEL 2 ALT CC NO CO [GREENWAY SHOPPES]	\$500,000	9/21/2023	5/25/2022
06973	825 CASA VERDE BLVD: ELECTRICAL - COMMERCIAL-Walmart Neighborhood Market # 525 [GREENWAY SHOPPES]	\$45,000		5/18/2022
15491	825 CASA VERDE BLVD: ALTERATION COMMERCIAL-LEVEL 2 INT ALT [GREENWAY SHOPPES]	\$99,853		2/16/2021
18350	825 CASA VERDE BLVD: WALK / REACH - IN COOLER COMMERCIAL-WALMART [GREENWAY SHOPPES]	\$5,000		2/15/2021
05932	825 CASA VERDE BLVD: SIGN (POLE,WALL,FACIA)-WALL SIGNS [GREENWAY SHOPPES]	\$1,225		5/29/2019
11370	RANGEHOOD	\$2,772		10/6/2015
10613	ELECTRICAL	\$15,000		9/18/2015
05930	WALK-IN COOLER	\$279,300		9/17/2015
10117	HOOD SYSTEM NFPA 96	\$950		9/4/2015
07723	WALL SIGN	\$250		7/10/2015
07718	WALL SIGN	\$4,500		7/10/2015
07719	WALL SIGN	\$500		7/10/2015
07720	MONUMENT SIGN	\$6,000		7/10/2015
07721	WALL SIGN	\$500		7/10/2015
07722	MONUMENT SIGN	\$6,000		7/10/2015
07267	FIRE SPRINKLER SYSTEM	\$73,900		7/10/2015
06749	FENCE/WALL	\$64,200		7/2/2015
06265	INSTALL LOW VOLTAGE FIRE ALARM SYSTEM	\$15,000		6/8/2015
03193	SITE LIGHTING - USING SHARED PLANS W/PERMIT #15-01299 - 841 CASA VERDE BLVD	\$0		3/26/2015
01299	NEW GROCERY STORE	\$3,711,450	1/5/2016	2/9/2015

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
PATIO CONC	2015	816	\$4,439	\$3,329
WALKS CONC COMM	2015	3650	\$19,856	\$14,892
COMMERCIAL CONCRETE DR 4 IN	2015	18562	\$100,977	\$75,733
COMMERCIAL ASPHALT DR 2 IN	2015	44766	\$120,868	\$90,651
FACE BLOCK WALL - SF	2015	1248	\$19,232	\$14,424
6' CHAIN LINK FENCE - LIN FT	2015	1259	\$19,502	\$14,627
POLE LIGHT 1 ARM	2015	12	\$22,248	\$22,248
POLE LIGHT 2 ARM	2015	5	\$18,025	\$18,025

ZoningA

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsA

Elementary	Region 2
Middle	Millennium
High	Seminole

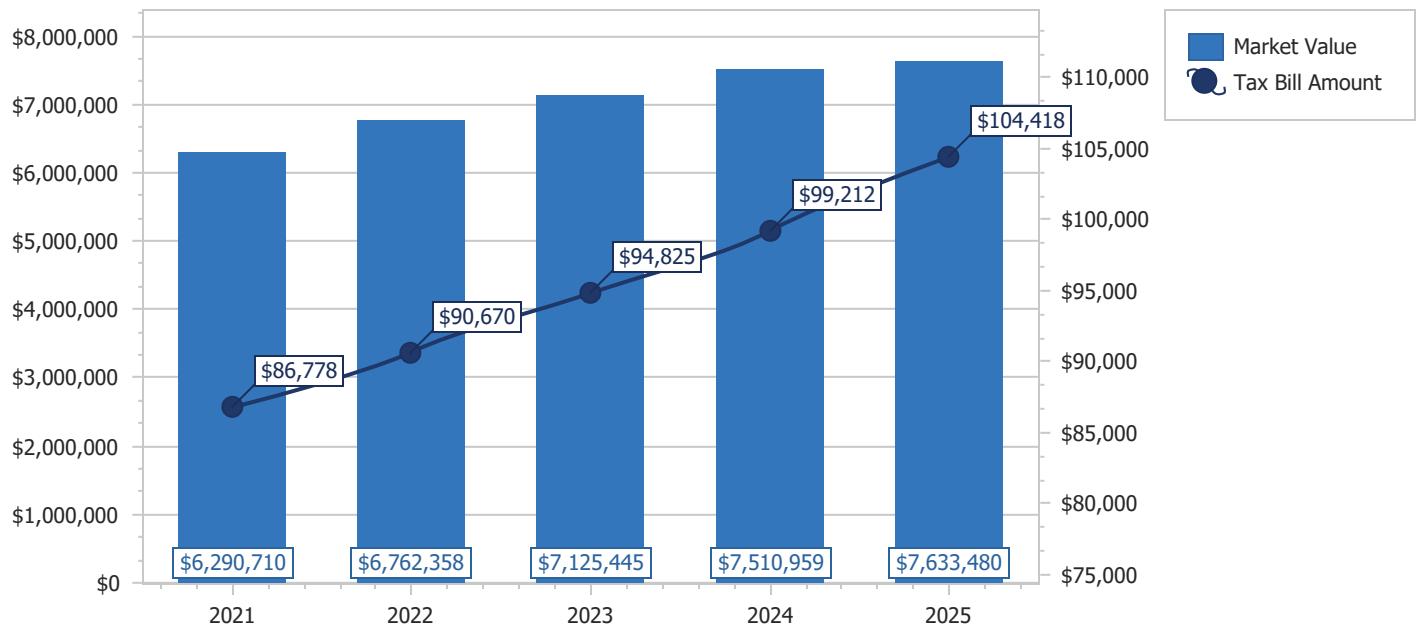
Political RepresentationA

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 14

Utilities

Fire Station #	Station: 33 Zone: 337
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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PD

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

Receipt Details

Date: 11/14/2025 11:59:08 AM
Project: 25-80000129
Credit Card Number: 41*****8722
Authorization Number: S09271
Transaction Number: 141125C19-F39D8A67-64FD-4C1F-982F-0FBE4A77E312
Total Fees Paid: 52.50

Fees Paid

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