



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

PROJ. #: 25-80000050

Received: 4/14/25

Paid: 4/15/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME:	2045 W. SR 434, Longwood.		
PARCEL ID #(S):	02-21-29-503-0000-0010		
TOTAL ACREAGE:	0.80	BCC DISTRICT:	3
ZONING:	C-2	FUTURE LAND USE:	COM

APPLICANT

NAME:	George Fong		COMPANY:	GDP DESIGN BUILD, LLC	
ADDRESS:	601 E. Colonial Drive				
CITY:	Orlando	STATE:	FL	ZIP:	32803
PHONE:	407 467-3692		EMAIL:	gfong@gdpdesignbuild.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: site modifications to add a new building

STAFF USE ONLY

COMMENTS DUE: 4/25	COM DOC DUE: 5/1	DRC MEETING: 5/7
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: COM	LOCATION: on the north side of W SR 434, east of Commerce Park Dr
W/S: Sunshine	BCC: 3: Constantine	

April 11, 2025

Seminole County
Planning & Development Division
1101 East First Street, Room 2028
Sanford, Florida 32771

Re: 2405 W. SR 434 Site Modification Narrative

To Planning staff,

We are submitting a survey and a conceptual site plan for the referenced project. The owner plans to renovate the existing building, formerly the Imperial Dynasty restaurant, into a new restaurant concept with an outdoor patio. We are also proposing a new 2,000-square-foot freestanding building on the site as a second phase of the project.

We are seeking a pre-application meeting and input from planning and zoning. Your assistance is greatly appreciated.

Regards,

Sincerely,


George Fong
Architect

NORTH
SCALE: 1" = 30'

SQ. FT. = SQUARE FEET
 MES = MITRED END SECTION
 MW = MONITORING WELL
 PG = PAVING SPACES
 NZ = NO PAVING ZONE
 □ = DRAIN INLET



CURVE TABLE					
CURVE	RADIUS	Δ	LENGTH	BEARINGS	CHORD
C-1	10.00'	129°57'42"	22.68'	N 65°04'42" W	18.15' (D)

		LINE PAIR			
LINE	LENGTH	BEAMS	LENGTH	BEAMS	
[1-1]	112.26°	S 29°17' W (W)	(0)	112.4°	S 29°13' N (N)
[1-2]	326.94°	S 00°20' E (E)	(0)	327.3°	S 00°30' E (E)
[1-3]	111.00°	N 00°55' W (W)	(0)	110.4°	N 00°54' W (W)
[1-4]	111.00°	N 01°55' E (E)	(0)	110.4°	N 00°52' E (E)
[1-5]	10.00°	S 00°35' E (E)	(0)	9.90°	S 0°33' E (E)
[1-6]	315.37°	S 00°52' W (W)	(0)	-	-
[1-7]	333.47°	N 00°20' W (W)	(0)	327.25°	N 00°30' W (W)
[1-8]	323.47°	N 00°20' W (W)	(0)	-	-

FROM THE INTERIOR OF LOT 1, BLOCK 1, SALVANO SPRING TRACT, NO. 12, ACCORDS TO THE PLAT RECORDS OF THE PUBLIC LANDS OFFICE, THE DISTANCE OF 52.88 FEET, THENCE N. 89°23'18" E., 72.66 FEET FOR A POINT OF BEGINNING OF THE NORTH RIGHT-OF-WAY OF THE SALVANO SPRING TRACT, THENCE N. 49°45'17" E., 17.42 FEET, THENCE N. 10°10'12" W., 55.67 FEET, THENCE N. 18°29'29" E., 49.47 FEET, THENCE S. 89°23'18" E., 72.66 FEET, THENCE S. 89°23'18" E., 72.66 FEET, THROUGH LOT 12, THROUGH 18 E. OF S. OLD ROAD, TO A POINT OF BEGINNING OF THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 29, PUBLIC LANDS, AND EXCEPTING THAT PLAT DESCRIBED IN THE ORDER MAPS RECORDED IN O.A. BOOK 8894, PAGE 750, O.A. BOOK 1422, PAGE 1821, AND O.A. BOOK 771, PAGE 460, PUBLIC LANDS, BEING OF SALVANO COUNTY, IOWA.

7. All matters combined on the 1st of Springfield, as recorded in **File Book 123, Page 29**. **THIS ITEM IS PLOTTED HEREIN.**
8. **THIS ITEM IS PLOTTED HEREIN.**
9. Stated Order of Taking recorded in **O.R. Book 690⁷, Page 475** and Final Judgment recorded in **O.R. Book 722, Page 162**. **PAID: Records of Seminoe County, Florida.** **THIS ITEM IS PLOTTED HEREIN.**
10. Stated Order of Taking and Final Judgment recorded in **O.R. Book 7710, Page 465**. **PAID: Records of Seminoe County, Florida.** **THIS ITEM IS PLOTTED HEREIN.**
11. Quit Claim Deeds recorded in **O.R. Book 1773, Page 1101**; **O.R. Book 1723, Page 1102**; and **O.R. Book 1723, Page 1103**. **PAID: Records of Seminoe County, Florida.** **THIS ITEM IS PLOTTED HEREIN.**
12. **Document NOT PROVIDED**
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LEGAL DESCRIPTION:
LOT 1, LESS RIGHT OF WAY SPRINGSIDE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 29 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

First Choice Surveying..
Your **First Choice** for Land Surveys

MENTS OTHER THAN THOSE PROVIDED BY THE TITLE
AS NEED PER AGREEMENT, ANY PULLED DOCUMENTS

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS
TO BE LOCATED IN ZONE X(BFE N/A), PER F.L.R.
MAP NUMBER 12117C0135F DATED 9/28/2007.
THIS SURVEYOR MAKES NO GUARANTEES AS
THE ACCURACY OF THE ABOVE INFORMATION
THE LOCAL F.E.M.A AGENT SHOULD BE
CONTACTED FOR VERIFICATION.




LEGEND		
1	1.00" (25.4mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
2	2.00" (50.8mm) THICKNESS	PC - POLYCARBONATE
3	3.00" (76.2mm) THICKNESS	PE - POLYETHYLENE
4	4.00" (101.6mm) THICKNESS	PP - POLYPROPYLENE
5	5.00" (127.0mm) THICKNESS	PS - POLYSTYRENE
6	6.00" (152.4mm) THICKNESS	PVC - POLYVINYL CHLORIDE
7	7.00" (177.8mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
8	8.00" (203.2mm) THICKNESS	PC - POLYCARBONATE
9	9.00" (228.6mm) THICKNESS	PE - POLYETHYLENE
10	10.00" (254.0mm) THICKNESS	PP - POLYPROPYLENE
11	11.00" (279.4mm) THICKNESS	PS - POLYSTYRENE
12	12.00" (304.8mm) THICKNESS	PVC - POLYVINYL CHLORIDE
13	13.00" (330.2mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
14	14.00" (354.6mm) THICKNESS	PC - POLYCARBONATE
15	15.00" (381.0mm) THICKNESS	PE - POLYETHYLENE
16	16.00" (406.4mm) THICKNESS	PP - POLYPROPYLENE
17	17.00" (431.8mm) THICKNESS	PS - POLYSTYRENE
18	18.00" (457.2mm) THICKNESS	PVC - POLYVINYL CHLORIDE
19	19.00" (481.6mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
20	20.00" (508.0mm) THICKNESS	PC - POLYCARBONATE
21	21.00" (533.4mm) THICKNESS	PE - POLYETHYLENE
22	22.00" (558.8mm) THICKNESS	PP - POLYPROPYLENE
23	23.00" (584.2mm) THICKNESS	PS - POLYSTYRENE
24	24.00" (609.6mm) THICKNESS	PVC - POLYVINYL CHLORIDE
25	25.00" (635.0mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
26	26.00" (659.4mm) THICKNESS	PC - POLYCARBONATE
27	27.00" (684.8mm) THICKNESS	PE - POLYETHYLENE
28	28.00" (710.2mm) THICKNESS	PP - POLYPROPYLENE
29	29.00" (734.6mm) THICKNESS	PS - POLYSTYRENE
30	30.00" (762.0mm) THICKNESS	PVC - POLYVINYL CHLORIDE
31	31.00" (787.4mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
32	32.00" (812.8mm) THICKNESS	PC - POLYCARBONATE
33	33.00" (838.2mm) THICKNESS	PE - POLYETHYLENE
34	34.00" (863.6mm) THICKNESS	PP - POLYPROPYLENE
35	35.00" (889.0mm) THICKNESS	PS - POLYSTYRENE
36	36.00" (914.4mm) THICKNESS	PVC - POLYVINYL CHLORIDE
37	37.00" (938.8mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
38	38.00" (964.2mm) THICKNESS	PC - POLYCARBONATE
39	39.00" (989.6mm) THICKNESS	PE - POLYETHYLENE
40	40.00" (1016.0mm) THICKNESS	PP - POLYPROPYLENE
41	41.00" (1041.4mm) THICKNESS	PS - POLYSTYRENE
42	42.00" (1066.8mm) THICKNESS	PVC - POLYVINYL CHLORIDE
43	43.00" (1092.2mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
44	44.00" (1117.6mm) THICKNESS	PC - POLYCARBONATE
45	45.00" (1143.0mm) THICKNESS	PE - POLYETHYLENE
46	46.00" (1168.4mm) THICKNESS	PP - POLYPROPYLENE
47	47.00" (1193.8mm) THICKNESS	PS - POLYSTYRENE
48	48.00" (1219.2mm) THICKNESS	PVC - POLYVINYL CHLORIDE
49	49.00" (1244.6mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
50	50.00" (1270.0mm) THICKNESS	PC - POLYCARBONATE
51	51.00" (1295.4mm) THICKNESS	PE - POLYETHYLENE
52	52.00" (1320.8mm) THICKNESS	PP - POLYPROPYLENE
53	53.00" (1346.2mm) THICKNESS	PS - POLYSTYRENE
54	54.00" (1371.6mm) THICKNESS	PVC - POLYVINYL CHLORIDE
55	55.00" (1397.0mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
56	56.00" (1422.4mm) THICKNESS	PC - POLYCARBONATE
57	57.00" (1447.8mm) THICKNESS	PE - POLYETHYLENE
58	58.00" (1473.2mm) THICKNESS	PP - POLYPROPYLENE
59	59.00" (1498.6mm) THICKNESS	PS - POLYSTYRENE
60	60.00" (1524.0mm) THICKNESS	PVC - POLYVINYL CHLORIDE
61	61.00" (1549.4mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
62	62.00" (1574.8mm) THICKNESS	PC - POLYCARBONATE
63	63.00" (1600.2mm) THICKNESS	PE - POLYETHYLENE
64	64.00" (1625.6mm) THICKNESS	PP - POLYPROPYLENE
65	65.00" (1651.0mm) THICKNESS	PS - POLYSTYRENE
66	66.00" (1676.4mm) THICKNESS	PVC - POLYVINYL CHLORIDE
67	67.00" (1701.8mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
68	68.00" (1727.2mm) THICKNESS	PC - POLYCARBONATE
69	69.00" (1752.6mm) THICKNESS	PE - POLYETHYLENE
70	70.00" (1778.0mm) THICKNESS	PP - POLYPROPYLENE
71	71.00" (1803.4mm) THICKNESS	PS - POLYSTYRENE
72	72.00" (1828.8mm) THICKNESS	PVC - POLYVINYL CHLORIDE
73	73.00" (1854.2mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
74	74.00" (1879.6mm) THICKNESS	PC - POLYCARBONATE
75	75.00" (1905.0mm) THICKNESS	PE - POLYETHYLENE
76	76.00" (1930.4mm) THICKNESS	PP - POLYPROPYLENE
77	77.00" (1955.8mm) THICKNESS	PS - POLYSTYRENE
78	78.00" (1981.2mm) THICKNESS	PVC - POLYVINYL CHLORIDE
79	79.00" (2006.6mm) THICKNESS	PMMA - POLYMETHACRYLATE TRANSPARENT
80	80.00" (2032.0mm) THICKNESS	PC - POLYCARBONATE
81	81.00" (2057.4mm) THICKNESS	PE - POLYETHYLENE
82	82.00" (2082.8mm) THICKNESS	PP - POLYPROPYLENE
83	83.00" (2108.2mm) TH	

[illegible]

CLIENT NO: N/A
JOB NO: 86483
FIELD DATE: 12/12/2
DRAWN BY: G.I.
DRAWN DATE: 12/13/2
CHECKED BY: E.D.
APPROVED BY: J.S.



I HEREBY CERTIFY THAT THE SURVEY OF THE HERON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, CHAPTER 475, F.S. 475.17(5) THROUGH 475.17(6.5), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.07, FLORIDA STATUTES.



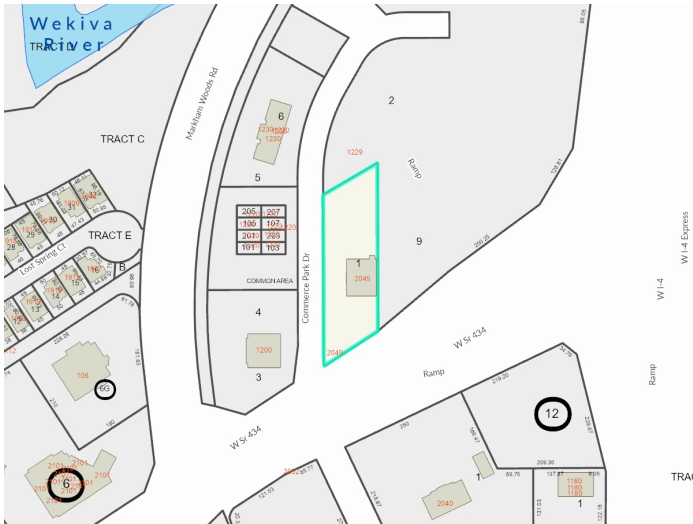
CERTIFIED BY: JON SHOEMAKER, P.S. NO. 5144
FIRST-COURSE SURVEYING, P.C.
P.O. 479987 LAKE MONROE, FL 32747
407.951.3425 (PHONE) 407.252-5551 (FAX); LB 7564
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF
A FLORIDA LICENSED SURVEYOR AND MAPPER

Property Record Card



Parcel: 02-21-29-503-0000-0010
 Property Address: 2045 W SR 434 LONGWOOD, FL 32779
 Owners: SG GROUP KOREA LLC
 2025 Market Value \$933,928 Assessed Value \$840,529 Taxable Value \$840,529
 2024 Tax Bill \$10,093.22
 Restaurant property w/1st Building size of 3,468 SF and a lot size of 0.80 Acres

Parcel Location



Site View



Parcel Information

Parcel	02-21-29-503-0000-0010
Property Address	2045 W SR 434 LONGWOOD, FL 32779
Mailing Address	7786 W SAND LAKE RD ORLANDO, FL 32819-5114
Subdivision	SPRINGSIDE
Tax District	01:County Tax District
DOR Use Code	21:Restaurant
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	\$254,154	\$251,678
Depreciated Other Features	\$28,568	\$25,614
Land Value (Market)	\$651,206	\$486,825
Land Value Agriculture	\$0	\$0
Just/Market Value	\$933,928	\$764,117
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$93,399	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$840,529	\$764,117

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,093.22
Tax Bill Amount	\$10,093.22
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SG GROUP KOREA LLC

Legal Description

LOT 1 (LESS RD)
SPRINGSIDE
PB 23 PG 29

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$840,529	\$0	\$840,529
Schools	\$933,928	\$0	\$933,928
FIRE	\$840,529	\$0	\$840,529
ROAD DISTRICT	\$840,529	\$0	\$840,529
SJWM(Saint Johns Water Management)	\$840,529	\$0	\$840,529

Sales

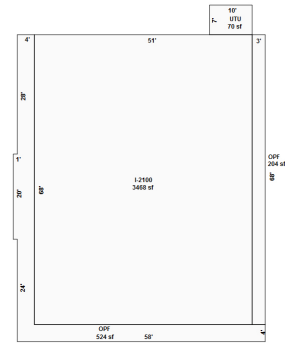
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/14/2023	\$1,900,000	10552/0921	Improved	No
CORRECTIVE DEED	12/14/2023	\$100	10552/0918	Improved	No
QUIT CLAIM DEED	4/1/2021	\$100	09893/0302	Improved	No
WARRANTY DEED	11/1/2000	\$410,400	03964/0227	Improved	No
WARRANTY DEED	11/1/2000	\$402,200	03964/0224	Improved	No
QUIT CLAIM DEED	2/1/2000	\$100	03848/1553	Improved	No
QUIT CLAIM DEED	2/1/2000	\$100	03848/1551	Improved	No
WARRANTY DEED	1/1/2000	\$100	03848/1549	Improved	No
WARRANTY DEED	6/1/1980	\$365,000	01313/1129	Improved	No
QUIT CLAIM DEED	3/1/1979	\$100	01213/1084	Vacant	No

Land

Units	Rate	Assessed	Market
34,731 SF	\$18.75/SF	\$651,206	\$651,206

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1978/1980
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3468
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$524,029
Assessed	\$254,154

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	524
OPEN PORCH FINISHED	204
UTILITY UNFINISHED	70

Permits				
Permit #	Description	Value	CO Date	Permit Date
01660	REROOF	\$18,500		2/8/2017
10228	PLUMBING	\$7,000		9/9/2015
05385	RANGE HOOD SUPPRESSION SYSEM - IMPERIAL DYNASTY RESTAURANT	\$1,800		6/26/2013
03368	ADD HOOD	\$4,500		4/30/2013
00278	INSTALL CUSTOMER SUPPLIED LED READER SIGN ON EXISTING POLE SIGN; PAD PER PERMIT 2049 W SR 434	\$1,450		1/14/2010
18451	RANGE HOOD SUPPRESSION SYSTEM	\$1,800		10/13/2005
17191	EXHAUST HOOD	\$6,150		9/19/2005
01891	BUILD CABINETS W/2 SINKS & ADD SUSHI BAR	\$10,000		1/26/2005
05041	INTERIOR REMODEL	\$50,000	1/20/2004	5/8/2003
07602	REROOF	\$24,400		8/1/2001
01051	REROOF	\$3,200		2/1/2001
00901	RANGE HOOD SUPPRESSION SYSTEM	\$1,800		2/1/2001
00476	SIGN(WALL,FACIA,POLE)	\$2,000		1/1/2001
11168	IMPERIAL DYNASTY RESTAURANT- INTERIOR RENOVATION	\$35,000	3/15/2001	12/1/2000

10970	PAD PER PERMIT; 2045 W SR 434 DEMO	\$900	12/1/2000
06122	OCCUPANCY ONLY; CARA MARA RISTORANTE	\$200	9/1/1997
05593	FIRE EQUIPMENT; CARA MARA RISTORANTE	\$700	8/1/1997
05476	CARA MARA REST HOOD SYSTEM	\$10,000	8/1/1997
04774	REROOF CARA MARA RESTAURANT	\$2,800	7/1/1997

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO CONC	1979	1320	\$7,181	\$2,872
COMMERCIAL ASPHALT DR 2 IN	1979	23244	\$62,759	\$25,104
WALKS CONC COMM	1979	272	\$1,480	\$592

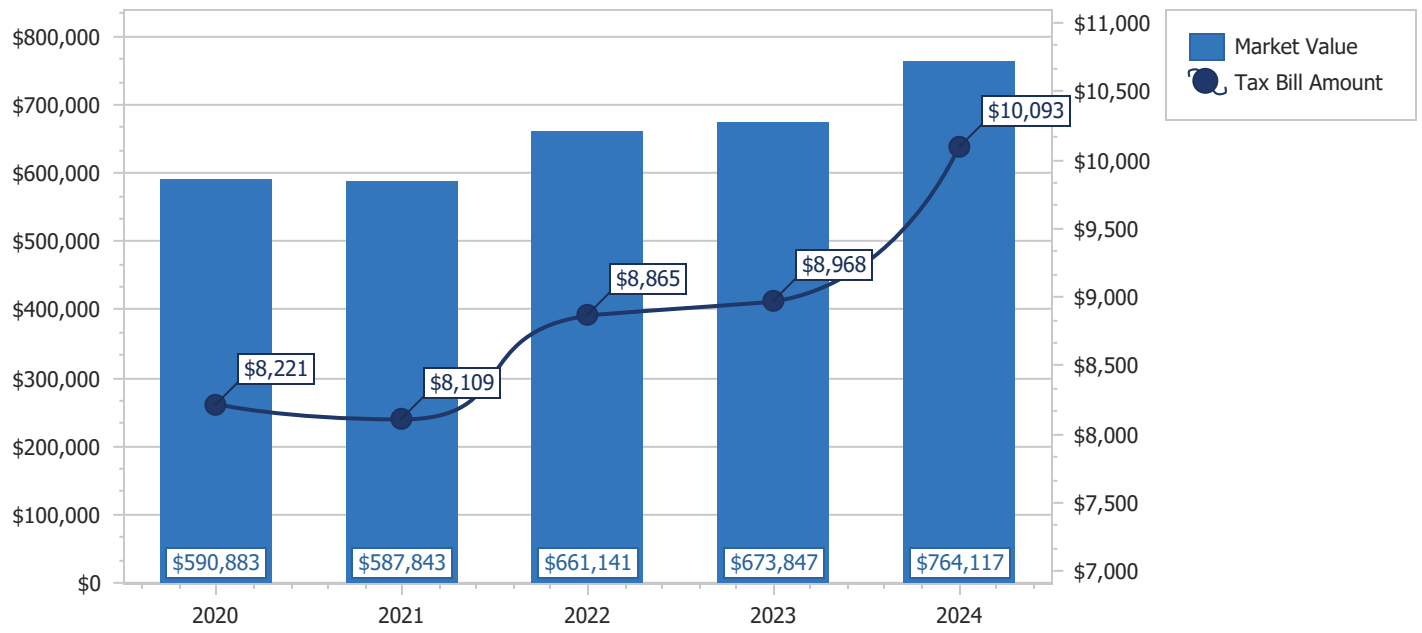
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

Utilities	
Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser



**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: 4/15/2025 10:48:33 AM
Project: 25-80000050
Credit Card Number: 43*****7386
Authorization Number: 01292G
Transaction Number: 150425O18-E2D24BE4-E4D0-4197-8817-BC99AB9E44D9
Total Fees Paid: 52.50

Fees Paid

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