



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

PM Kaitlyn

PROJ. #: 25-80000111

RECEIVED AND PAID 10/16/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Floor and Decor proposed subdivision

PARCEL ID #(S): 17-21-30-300-025W-0000

TOTAL ACREAGE: 12.23 acres

BCC DISTRICT: 4: LOCKHART

ZONING: C-2

FUTURE LAND USE: Commercial COM

APPLICANT

NAME: Natalia Domovessova

COMPANY: Floor and Decor Outlets of America, Inc.

ADDRESS: 2500 Windy Ridge Parkway SE

CITY: Atlanta

STATE: GA

ZIP: 30339

PHONE: 224-407-2288

EMAIL: natalia.domovessova@flooranddecor.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: Subdivide existing lot to allow for additional commercial development.

STAFF USE ONLY

COMMENTS DUE: 10/24

COM DOC DUE: 10/30

DRC MEETING: 11/05/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: COM

LOCATION: on the southwest side of SR 436,
northwest of Fern Park Blvd

W/S: SEMINOLE COUNTY UTILITIES

BCC: 4: LOCKHART



October 16, 2025

RE: Pre-Application request letter

Dear Staff:

Floor and Decor Outlets of America, Inc., the owner of the property at 355 SR 436 Fern Park, FL, is looking to subdivide the site to create an outparcel for future commercial development as illustrated on the Proposed Plan.

The existing Floor and Decor development on the property was approved by the Development Order File Number: 2022 3309. One of the approval conditions required portion of the parking lot (illustrated in color on the Proposed Plan) to be developed with residential development as Phase 2. Due to lack of demand for residential development, and generally undesired location for residential use, Floor and Decor would like to create a parcel and facilitate commercial development consistent with the market demand and nearby existing businesses.

We are requesting pre-application meeting to discuss the approval process to amend the Development Order to allow for commercial use and any other applicable approvals necessary to create an approximately .8 acres outparcel along SR 436 for future commercial development.

Thank you,

Natalia Domolessova

Land Development Manager

Floor & Decor

2500 Windy Ridge Pkwy SE

Atlanta, GA 30339

Mobile: 224.407.2288

natalia.domolessova@flooranddecor.com

flooranddecor.com



[illegible]

1. RETRO-REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH THE PLANS AND FDOT STANDARD INDEX. LATEST EDITION.
2. 24" STOP BARS REQUIRED AT ALL STOP SIGN LOCATIONS. STOP BAR SHALL BE LOCATED FOUR FEET BEHIND CROWLWALK WHERE PRESENT. STOP SIGNS SHALL BE PLACED IN LINE WITH THE MARK.
3. ALL PROPOSED CROWLWALKS SHALL BE STANDARD DESIGN PER FDOT STANDARD PLAN INDEX 711-001.
4. ALL STRIPING AND SIGNAGE PER FDOT STANDARDS AND SPECIFICATIONS MANUAL, LATEST EDITION (INDEX NO. 711-001), MUTCD AND SEMINOLE COUNTY SPECIFICATIONS.

1. ALL COSTS AND EXPENSES OF ANY AND ALL REPAIRS, REPLACEMENTS, MAINTENANCE AND RESTORATIONS OF ABOVE GROUND IMPROVEMENTS PERMITTED WITHIN THE PROJECT LIMITS SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
2. ALL REQUIRED INSPECTIONS REQUIRE A 48 HOURS NOTICE.
3. ALL ONSITE POTABLE WATER, NON-POTABLE IRRIGATION WATER AND WASTEWATER SYSTEMS TO BE MAINTAINED BY PROPERTY OWNER.
4. THE EXISTING WATER MAIN (WM) AND SANITARY SEWER LOCATIONS ARE APPROXIMATE AND BASED ON AS-BUILT RECORDS. THE EXISTING WATER MAIN (WM) AND SANITARY SEWER LOCATIONS ARE APPROXIMATE AND BASED ON AS-BUILT RECORDS. THE EXISTING WATER MAIN (WM) AND SANITARY SEWER LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND RELOCATED AS SOWN, OUT/AWAY FROM THE NEW BLDG ENTRY (SEE PLUMBING PLAN).

1. BEFORE CONSTRUCTION BEGINNING CONTRACTOR SHALL OBTAIN SUFFICIENT INFORMATION NECESSARY TO IDENTIFY EXISTING CONDITIONS, ALL EXISTING HIGH AND LOW POINTS, EXISTING SIDEWALKS, PARKING SPACE STRIPING, OBTAINING A PHOTOGRAPHIC RECORD IS RECOMMENDED.
2. COORDINATE ON-SITE MAINTENANCE OF TRAFFIC AND CONSTRUCTION SEQUENCING WITH THE OWNER AND/OR, USES. MAINTENANCE OF TRAFFIC SHOULD CLOSELY FOLLOW THE SPECIFICATIONS AND THE CONSTRUCTION SEQUENCING.
3. SEAL ALL CRACKS AS NECESSARY WITH A RUBBERIZED ASPHALT CRACK FILLER.
4. ASPHALT PATCH AREAS AS REQUIRED TO PRODUCE AN EVEN SURFACE WITHIN THE ASPHALT.
5. PROVIDE TACK COAT IMMEDIATELY AFTER CLEANING THE SURFACE AT A RATE OF 0.10 GALLONS PER SQUARE YARD (GSY) FOR A MILLED ASPHALT SURFACE.
6. RESTRIPE OR STRIPE NEW ALL SPACES AND PAVEMENT MARKINGS AS GENERALLY DEFINED IN THE PLAN. REPAIR ALL EXISTING PAVEMENT MARKINGS AND REPAIR OR REPLACE THE CURRENT LOCAL & STATE CODES (IE ACCESSIBLE SPACES FOR MOST RECENT ADA MANUAL AND MINIMUM REQUIRED SPACES PER LOCAL LDC). ALL PAVEMENT MARKINGS SHALL BE MADE IN PERMANENT WHITE PAVEMENT PAINT. REPAIR OR REPLACE ALL EXISTING SPECIFICATIONS AT DRIVEWAY INTERSECTIONS AND IN RIGHT-OF-WAY. FAST DRY TRAFFIC PAINT (WATER BORNE) FOR PARKING LOT STRIPING AND ON-SITE TRAFFIC MARKINGS.
7. PROVIDE PAVEMENT MARKINGS AT DIMENSIONS PER FOOT NOTE NO. 706-01.
8. IF ANY DAMAGE DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTOR'S EXPENSE IN-KIND.

Fire Flow Calculations							
Building Type	Building Footprint (SF)	No. of Floors (EA)	Fire Flow Area (SF)	MFR, Reg. Fire Flow(1)	Sprinkler Credit(2)	Adjusted Fire Flow for Sprinkler Credit(2)	Design Fire Flow(3)
	(SF)	(EA)	(SF)	(GPM)	% Reduction	(GPM)	(GPM)
Big 1	1,276,761	1	1,276,761	7,350	75%	2,138	2,138

Notes:

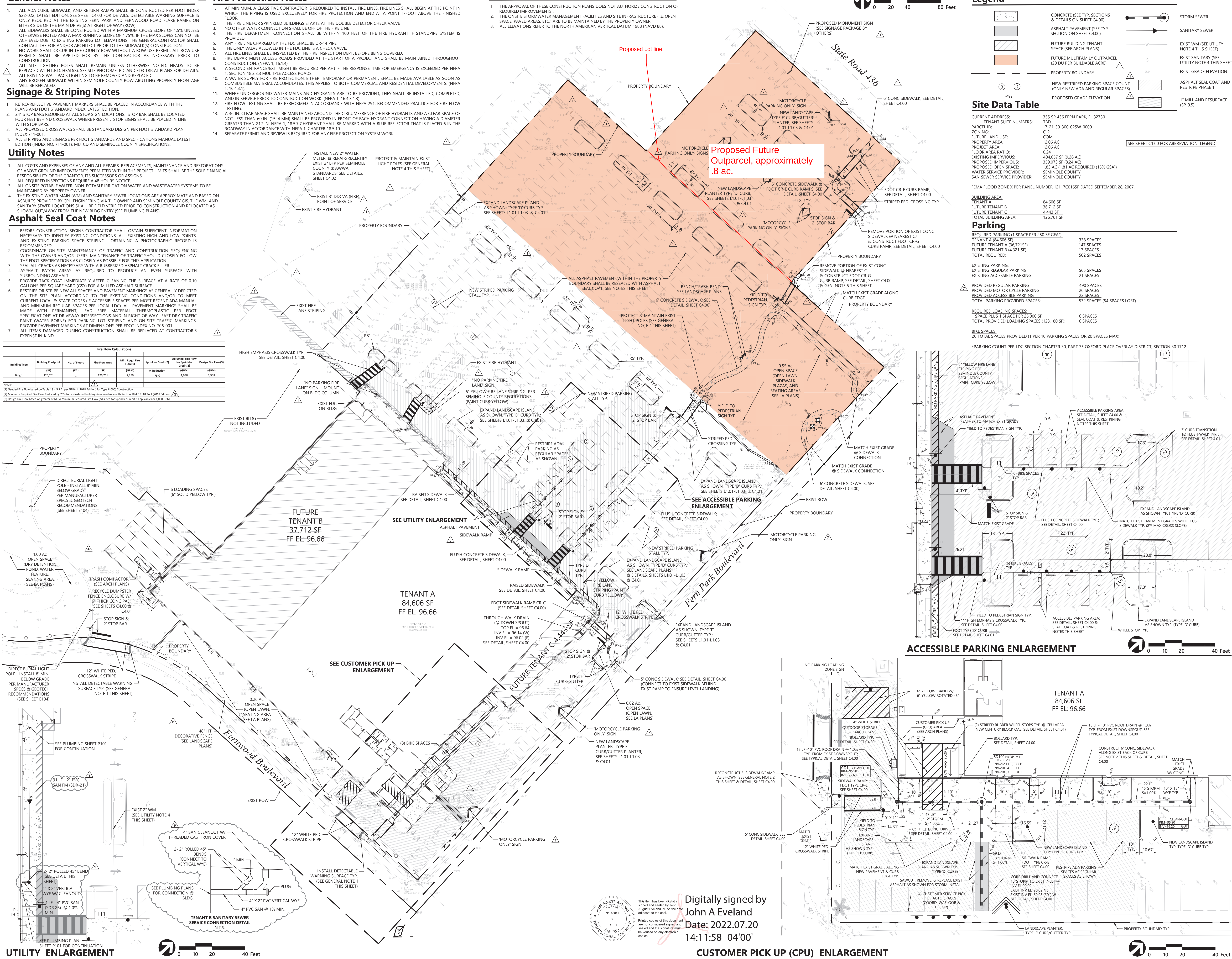
1. Minimum Fire Flow based on Table 18.4.5.1.2, per NFPA 1 (2013 Edition) for Type I/IIIIII Construction

2. Minimum Required Fire Flow Reduced by 75% for sprinklered buildings in accordance with Table 18.4.5.1.2, NFPA 1 (2013 Edition)

3. Design Fire Flow based on grade of NFPA Minimum Required Fire Flow calculated for Sprinkler Credit (if applicable) or 1,000 GPM

1. AT MINIMUM, A CLASS F FIRE CONTRCTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN THE LOT THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1'-FOOT ABOVE THE FINISHED FLOOR.
2. THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
3. HYDRANT CONNECTION SHALL BE OFF OF THE FIRE LINE.
4. IF THE FIRE DEPARTMENT CONNECTION SHALL BE WITH-IN 100 FEET OF THE FIRE HYDRANT IF STANDPIPE SYSTEM IS PROVIDED.
5. ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 PIPE.
6. THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
7. ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED.
8. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFA).
9. A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1 SECTION 182.3.3 MULTIPLE ACCESS ROADS.
10. WHEN REQUIRED FOR PROTECTION OF A BUILDING, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS POSSIBLE TO COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFA 1, 164.2.1.3).
11. WHENEVER UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFA 1, 164.2.1.3).
12. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
13. 3/4 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN. NFPA 1, 18.5.7 HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6 IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.
14. SEPARATE PERMIT AND REVIEW IS REQUIRED FOR ANY FIRE PROTECTION SYSTEM WORK.

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OR REQUIRED IMPROVEMENTS.
2. THE ONSITE STORMWATER MANAGEMENT FACILITIES AND SITE INFRASTRUCTURE (I.E. OPEN SPACE, PAVED AREAS, ETC.) ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
3. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).



	CONCRETE (SEE TYP. SECTIONS & DETAILS ON SHEET C-4.00)		STORM SEWER
	ASPHALT PAVEMENT (SEE TYP. SECTION ON SHEET C-4.00)		SANITARY SEWER
	FUTURE BUILDING TENANT SPACE (SEE ARCH PLANS)		EXIST WM (SEE UTILITY NOTE 4 THIS SHEET)
	FUTURE MULTI-FAMILY OUTPARCEL (20 DU PER BUILDABLE ACRE)		EXIST SANITARY (SEE UTILITY NOTE 4 THIS SHEET)
	PROPERTY BOUNDARY		EXIST GRADE ELEVATION
	NEW RESTRICTED PARKING SPACE COUNT (ONLY NEW ADA AND REGULAR SPACES)		ASPHALT SEAL COAT AND RESTRIPE PHASE 1
	PROPOSED GRADE ELEVATION		1" MILL AND RESURFACE (SP-3.5)

CURRENT ADDRESS:	355 SR 436 FERN PARK, FL 32730
TENANT SUITE NUMBERS:	TBD
PARCEL ID:	17-21-30-300-025W-0000
ZONING:	C-2
FUTURE LAND USE:	COMM
PROPERTY AREA:	12.06 AC
PROJECT AREA:	12.06 AC
FLOOR AREA RATIO:	0.24
EXISTING IMPROVEMENTS:	464,057 SF (9.26 AC)
PROPOSED IMPROVEMENTS:	359,073 SF (8.24 AC)
PROPOSED OPEN SPACE:	1.83 AC (1.83 AC REQUIRED (15% GSAR))
WATER SERVICE PROVIDER:	SEMINOLE COUNTY
SEWER SERVICE PROVIDER:	SEMINOLE COUNTY

FEMA FLOOD ZONE X PER PANEL NUMBER 12117C0165F DATED SEPTEMBER 28, 2007

REQUIRED PARKING (1 SPACE PER 250 SF GFA):	
TENANT A (84,600 SF)	338 SPACES
FUTURE TENANT A (36,721 SF)	147 SPACES
FUTURE TENANT B (4,321 SF)	17 SPACES
TOTAL REQUIRED:	502 SPACES
EXISTING PARKING:	
EXISTING REGULAR PARKING	565 SPACES
EXISTING ACCESSIBLE PARKING	21 SPACES
PROVIDED REGULAR PARKING	490 SPACES
PROVIDED MOTOR CYCLE PARKING	20 SPACES
PROVIDED ACCESSIBLE PARKING	22 SPACES
TOTAL PARKING PROVIDED SPACES:	532 SPACES (54 SPACES LOST)
REQUIRED LOADING SPACES:	
1 SPACE PLUS 1 SPACE PER 25,000 SF	6 SPACES
TOTAL PROVIDED LOADING SPACES (123,180 SF):	6 SPACES
BIKE SPACES:	
20 TOTAL SPACES PROVIDED (1 PER 10 PARKING SPACES OR 20 SPACES MAX)	

TENANT A
84,606 SF
FF EL: 96.66

6" YELLOW BAND W/
6" YELLOW ROTATED 45°

CUSTOMER PICK UP
(CPU) AREA
(SEE ARCH PLANS)

(2) STRIPED RUBBER WHEEL STOPS TYP @ CPU AREA
(NEW CENTURY BLOCK OAE; SEE DETAIL SHEET C4.01)

BOLLARD TYP:
SEE DETAIL SHEET C4.00

SD100 NYVW M.H.	
INV=96.03	COI
INV=96.11	COI
INV=96.14	COI
INV=96.63	OUT

CONSTRUCT 6" CONC. SIDEWALK
ALONG EXIST BACK OF CURB.
SEE NOTE 2 THIS SHEET & DETAIL SHEET
C4.00

MATCH
EXIST
GRADE
W/ CONC.

122 LF
15" STORM
S=1.00%

10' X 15'
WVE TYP.

CO2 CLEAN-OUT
INV=95.50
INV=92.20 OUT

NEW LANDSCAPE ISLAND
TYP TYPE 'D' CURB TYP.

10' TYP.

10.67'

SIDEWALK RAMP:
FOOT TYPE CR-E
SEE SHEET C4.00

RESTRIPE ADA PARKING
SPACES AS REGULAR
SPACES AS SHOWN

CORE DRILL AND CONNECT
18" STORM TO EXIST INLET @
INV EL 90.00
EXIST INV EL 90.02 NE
EXIST INV EL 89.95 (SPT) W
SEE DETAIL SHEET C4.00

LANDSCAPE PLANTER:
TYPE 'F' CURB/GUTTER TYP.

PROPERTY BOUNDARY TYP.

EXPAND LANDSCAPE
ISLAND AS SHOWN TYP
(TYPE 'D' CURB)

WCUT. REMOVE, & REPLACE EXIST
AS SHOWN FOR STORM INSTALL

(A) CUSTOMER SERVICE PICK
UP/AUTO SPACES
(COORD. W/ FLOOR &
DECOR)

47 LF
15" STORM
S=1.00%

6" THICK CONC. DRIVE
(SEE DETAIL SHEET C4.00)

21.27'

29 LF
18" STORM
S=1.00%

16.55'

21.17'

10' TYP.

10.67'

0 10 20 40 Feet

Property Record Card



Parcel: 17-21-30-300-025W-0000
Property Address: 355 SR 436 FERN PARK, FL 32730
Owners: FLOOR & DECOR OUTLETS OF AMERICA INC
 2026 Market Value \$9,706,708 Assessed Value \$9,706,708 Taxable Value \$9,706,708
 2025 Tax Bill \$132,324.07
 Discount Warehouse property w/1st Building size of 128,230 SF and a lot size of 12.23 Acres

Parcel Location



Site View



Parcel Information

Parcel	17-21-30-300-025W-0000
Property Address	355 SR 436 FERN PARK, FL 32730
Mailing Address	2500 WINDY RIDGE PKWY SE ATLANTA, GA 30339-8055
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1302:Discount Warehouse
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$5,731,688	\$5,859,059
Depreciated Other Features	\$623,078	\$462,518
Land Value (Market)	\$3,351,942	\$3,351,942
Land Value Agriculture	\$0	\$0
Just/Market Value	\$9,706,708	\$9,673,519
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	\$9,706,708	\$9,673,519

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$132,324.07
Tax Bill Amount	\$132,324.07
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

FLOOR & DECOR OUTLETS OF AMERICA INC

Legal Description

SEC 17 TWP 21S RGE 30E BEG 174.86 FT W &
 92.15 FT N 42 DEG 47 MIN 18 SEC E OF S 1/4
 COR RUN N 47 DEG 12 MIN 42 SEC W 372.55
 FT NWLY ON CURVE 349.65 FT N 49 DEG 24
 MIN 59 SEC W 139.10 FT N 36 DEG 39 MIN 13
 SEC E 145 FT S 85 DEG 55 MIN 2 SEC E 245.95
 FT S 47 DEG 12 MIN 42 SEC E 55 FT N 42 DEG
 47 MIN 18 SEC E 13.50 FT S 47 DEG 12 MIN 42
 SEC E 110 FT N 42 DEG 47 MIN 18 SEC E 263 FT
 N 47 DEG 12 MIN 42 SEC W 68 FT N 42 DEG 47
 MIN 18 SEC E 449 FT S 47 DEG 12 MIN 42 SEC E
 128 FT N 42 DEG 47 MIN 18 SEC E 196.85 FT
 SELY ON CURVE 28.66 FT S 47 DEG 12 MIN 42
 SEC E 207.34 FT S 42 DEG 47 MIN 18 SEC W
 197 FT S 47 DEG 12 MIN 42 SEC E 178 FT S 42
 DEG 47 MINN 18 SEC W 869 FT TO BEG (LESS
 RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$9,706,708	\$0	\$9,706,708
Schools	\$9,706,708	\$0	\$9,706,708
FIRE	\$9,706,708	\$0	\$9,706,708
ROAD DISTRICT	\$9,706,708	\$0	\$9,706,708
SJWM(Saint Johns Water Management)	\$9,706,708	\$0	\$9,706,708

Sales

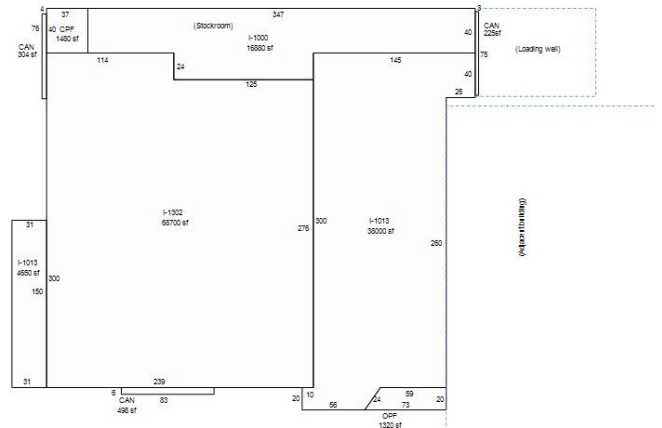
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	9/1/2021	\$100	10042/1854	Improved	No
SPECIAL WARRANTY DEED	9/1/2021	\$6,000,000	10042/1848	Improved	Yes
WARRANTY DEED	3/1/2009	\$100	07166/0666	Improved	No
WARRANTY DEED	4/1/1987	\$3,302,700	01839/1155	Vacant	Yes
WARRANTY DEED	1/1/1984	\$635,000	01518/1447	Vacant	No
WARRANTY DEED	9/1/1979	\$164,000	01244/0653	Vacant	Yes

Land

Units	Rate	Assessed	Market
496,584 SF	\$6.75/SF	\$3,351,942	\$3,351,942

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1987/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	128230
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$8,491,390
Assessed	\$5,731,688

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
CANOPY	498
CANOPY	304
CANOPY	225
CARPORT FINISHED	1480
OPEN PORCH FINISHED	1320

Permits				
Permit #	Description	Value	CO Date	Permit Date
14943	355 SR 436 : SIGN (POLE,WALL,FACIA)-D/F monument sign	\$23,475		10/13/2022
12300	355 SR 436 : ELECTRICAL - COMMERCIAL-	\$2,000		8/1/2022
22817	355 SR 436 : SITE LIGHTING-	\$40,000		7/13/2022
07351	355 SR 436 : ELECTRICAL - COMMERCIAL-Commercial	\$10,000		5/31/2022
06018	355 SR 436 : PLUMBING - COMMERCIAL-	\$80,000		4/27/2022
18636	355 SR 436 : ALTERATION COMMERCIAL-IIB - Unlimited Area CC	\$3,200,000	10/13/2022	4/25/2022
00106	355 SR 436 : SIGN (POLE,WALL,FACIA)-SIGN	\$14,898		4/22/2022
18503	355 SR 436 : ALTERATION COMMERCIAL-DEMO FOR FUTURE USE	\$400,000		1/31/2022
08279	355 SR 436 : ELECTRICAL - COMMERCIAL-Store	\$14,000		8/9/2019
19097	DEMO- 375 SR 436	\$13,850		12/13/2018
15118	DEMO- 375 SR 436	\$13,850		10/9/2018
10086	REROOF	\$459,207		9/16/2014

08536	CONNECT AN ANSUL FIRE SYSTEM TO A FACTORY PRE-PIPED HOOD	\$900		8/27/2014
03686	INTERIOR ALTERATION	\$66,525		4/23/2014
03241	INTERIOR ALTERATION	\$80,205		5/1/2012
01826	REPLACE 7 - 39' STEEL POLES, 4 FIXTURES, & REMAINDER OF EXISTING FIXTURES TO BE RE-MOUNTED	\$13,000		3/15/2011
06380	RANGE HOOD SUPPRESSION SYSTEM - SAM'S EAST INC	\$1,000		8/5/2009
05737	LOW VOLTAGE CCTV EQUIPMENT	\$45,000		7/14/2009
05092	INSTALL FIRE ALARM SYSTEM	\$15,000		6/24/2009
05071	MECHANICAL	\$59,000		6/23/2009
04901	WALL SIGN	\$32,000		6/18/2009
04616	RANGE HOOD SUPPRESSION SYSTEM	\$1,980		6/9/2009
04468	ADD & RELOCATE SPRINKLERS	\$32,800		6/3/2009
05096	REMODEL	\$2,090,756	11/10/2009	5/14/2008
13188	INSTALL 10 CCTV CAMERAS @ GAS STATION - SAM'S CLUB; PAD PER PERMIT 375 SR 436	\$1,655		12/17/2007
07711	MECHANICAL & CONDENSOR	\$47,114		7/13/2007
04511	INSTALL FIRE SPRINKLERS	\$2,350		4/30/2007
02819	REROOF	\$49,000		3/20/2007
01986	MECHANICAL & CONDENSOR	\$150,637		2/27/2007
01037	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 375 SR 436	\$1,200		2/1/2007
10535	MECHANICAL & CONDENSOR	\$96,480		9/14/2006
08401	CANOPY SIGNS - SAM'S GAS STATION; PAD PER PERMIT 375 SR 436	\$2,500		7/19/2006
05208	INSTALLING GAS STATION; PAD PER PERMIT 375 SR 436	\$1,000,000	12/18/2007	5/4/2006
02283	RESTROOM REMODEL	\$120,000	8/10/2006	2/28/2006
05842	SAW CUT & REMOVE EXISTING CMV WALL & INSTALL 2 - 7' 4 X 4 WINDOWS	\$2,100		5/19/2004
04042	INSTALL FIRE ALARM SYSTEM	\$2,000		4/1/2003
05439	SAM'S WHOLESALE CLUB #8214 - FIREWORK SALE INSIDE STORE	\$2,450		5/1/2002
00605	WALL SIGN	\$0		1/1/2002
11168	1 POLE SIGN & 7 WALL SIGNS	\$0		11/1/2001
09344	INSTALL FIRE SPRINKLERS/MAIN	\$24,000		10/1/2001
09455	INSTALL FIRE ALARM SYSTEM	\$2,400		10/1/2001
09115	RANGE HOOD SUPPRESSION SYSTEM	\$980		9/1/2001
02653	SAMS CLUB	\$450,500	9/24/2001	3/1/2001
09661	REPAIR ROOF	\$37,735		10/25/2000
10449	MISC MECHANICAL & CONDENSOR	\$47,989		12/1/1999
07150	ROOF REPAIR RUST INHIBITOR	\$10,000		10/1/1998
03325	INTERIOR ALTERATION	\$80,000	3/5/1999	5/1/1998

01024	CABINETS W/ELECTRIC & PLUMBING; SAM'S CASSELBERRY PLAZA	\$5,500	3/18/1998	2/1/1998
08245	SLAB AND 10X14 SHED STE 101; SAM'S CASSELBERRY PLAZA; PAD PER PERMIT 345 ST RD 436 E	\$4,200	1/21/1998	12/1/1997
06668	ADDITION TO FIRE SPRINKLER; SAM'S- CASSELBERRY PLAZA	\$2,400		10/1/1997
07065	REPAIR ALARM SYSTEM; PAD PER PERMIT 355 SEMORAN BLVD	\$1,000		10/1/1997
05425	GENERAL REMODEL WORK (SAM'S CLUB #8214)	\$1,200,000	12/3/1997	8/1/1997
05299	I G OUTLET FOR ATM MACHINE	\$0		8/1/1994

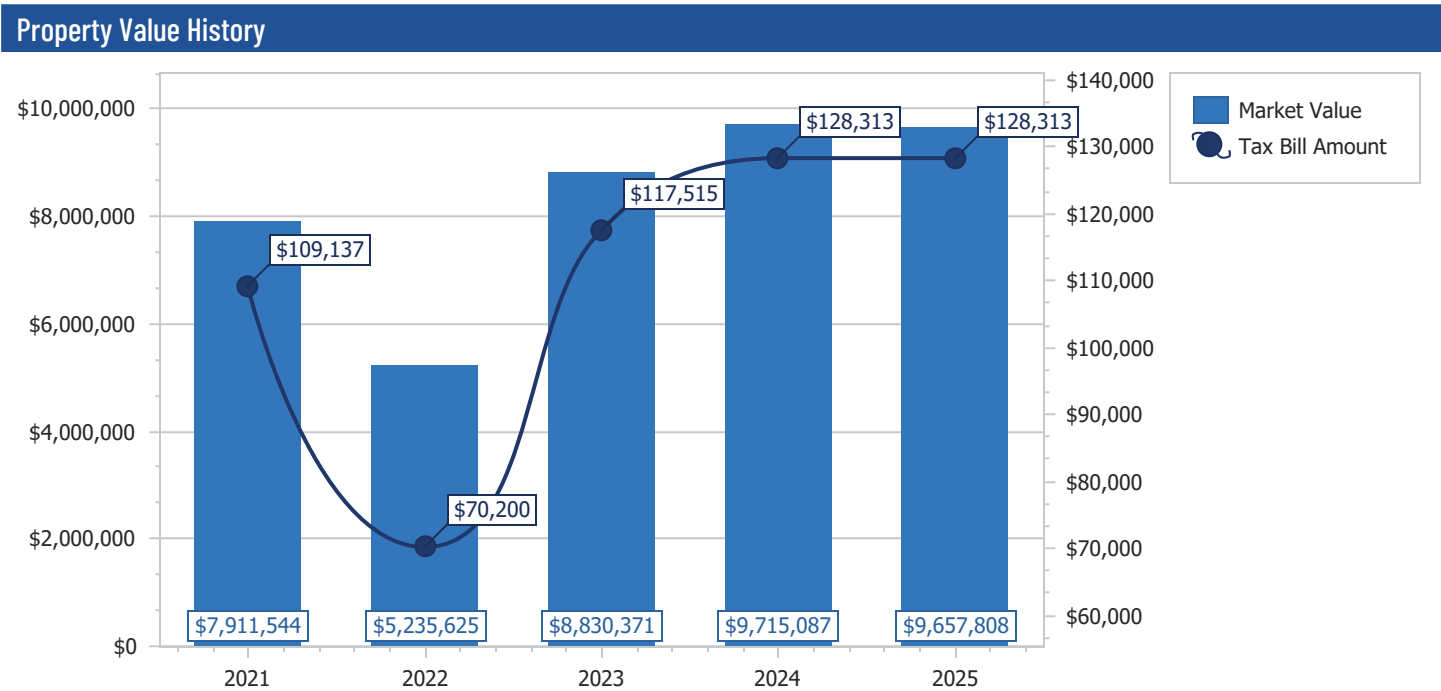
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1987	261848	\$706,990	\$424,194
COMMERCIAL CONCRETE DR 4 IN	1987	18054	\$98,214	\$58,928
POLE LIGHT 1 ARM	1987	3	\$5,562	\$5,562
POLE LIGHT 2 ARM	1987	3	\$10,815	\$10,815
POLE LIGHT 3 ARM	1987	5	\$28,325	\$28,325
POLE LIGHT 4 ARM	1987	1	\$7,725	\$7,725
LOAD WELL	1987	4212	\$8,677	\$5,206
WALKS CONC COMM	2022	5710	\$31,062	\$28,732
ALUM FENCE - LIN FT	2022	1560	\$23,400	\$21,645
8' CHAIN LINK FENCE - LIN FT	2022	34	\$689	\$637
COMMERCIAL CONCRETE DR 4 IN	2022	6222	\$33,848	\$31,309

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

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

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

Utilities	
Fire Station #	Station: 22 Zone: 222
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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**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: 10/16/2025 3:40:54 PM
Project: 25-80000111
Credit Card Number: 48*****5155
Authorization Number: 048925
Transaction Number: 161025O2C-2FD94B8F-3E2C-46DB-9A5F-B9C10274EC33
Total Fees Paid: 52.50

Fees Paid

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