



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

PROJ. #: 25-80000030
 PM: Annie
 REC'D: 3/12/25
 Paid: 3/12/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Heathrow Square
 PARCEL ID #(S): 12-20-29-300-0060-0000
 TOTAL ACREAGE: +/-11.73-acres BCC DISTRICT: 5
 ZONING: Planned Development (PD) FUTURE LAND USE: Planned Development (PD)

APPLICANT

NAME: Ryan Stahl COMPANY: EQX-HRP Heathrow, LLC
 ADDRESS: 630 S. Maitland Ave., Suite 100
 CITY: Maitland STATE: FL ZIP: 32751
 PHONE: 407-628-0077 EMAIL: rstahl@equinox-development.com

CONSULTANT

NAME: Brent Lenzen, P.E. COMPANY: Kimley-Horn and Associates, Inc.
 ADDRESS: 200 S. Orange Avenue, Suite 600
 CITY: Orlando STATE: FL ZIP: 32801
 PHONE: 407-427-1610 EMAIL: brent.lenzen@kimley-horn.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Redevelopment of the existing Winn-Dixie with a smaller grocery tenant as well as additions of a proposed bank and restaurant outparcel with associated site modifications to parking and drives.

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 3/21	COM DOC DUE: 3/27	DRC MEETING: 4/2
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the northwest corner of Lake Mary Blvd and International Pkwy
W/S: Seminole County	BCC: 4: Herr	



March 12, 2025

Seminole County
Development Services Department
Planning and Development Division

RE: *Heathrow Square – Pre-App Project Narrative*

To whom it may concern,

A pre-application meeting is being requested to discuss a proposed commercial redevelopment and site improvement project located at 100 International Pkwy Lake Mary FL, 32746. The +/-11.73-acre parcel is more specifically identified as Seminole County Tax Parcel 12-20-29-300-0060-0000 and has an Future Land Use and Zoning designation of Planned Development (PD).

The proposed project includes the redevelopment of the existing Winn-Dixie and replacement with a smaller Grocery tenant. Additionally, two separate development pads are being created for a proposed bank and restaurant in the existing surface parking field. Site parking and drive aisle modifications are also proposed at the projects main site access point along International Parkway which would reduce the entryway curb cut width and make on-site improvements provide a more efficient parking layout.

A pre-application meeting is being requested discuss the proposed project in further detail with County staff.

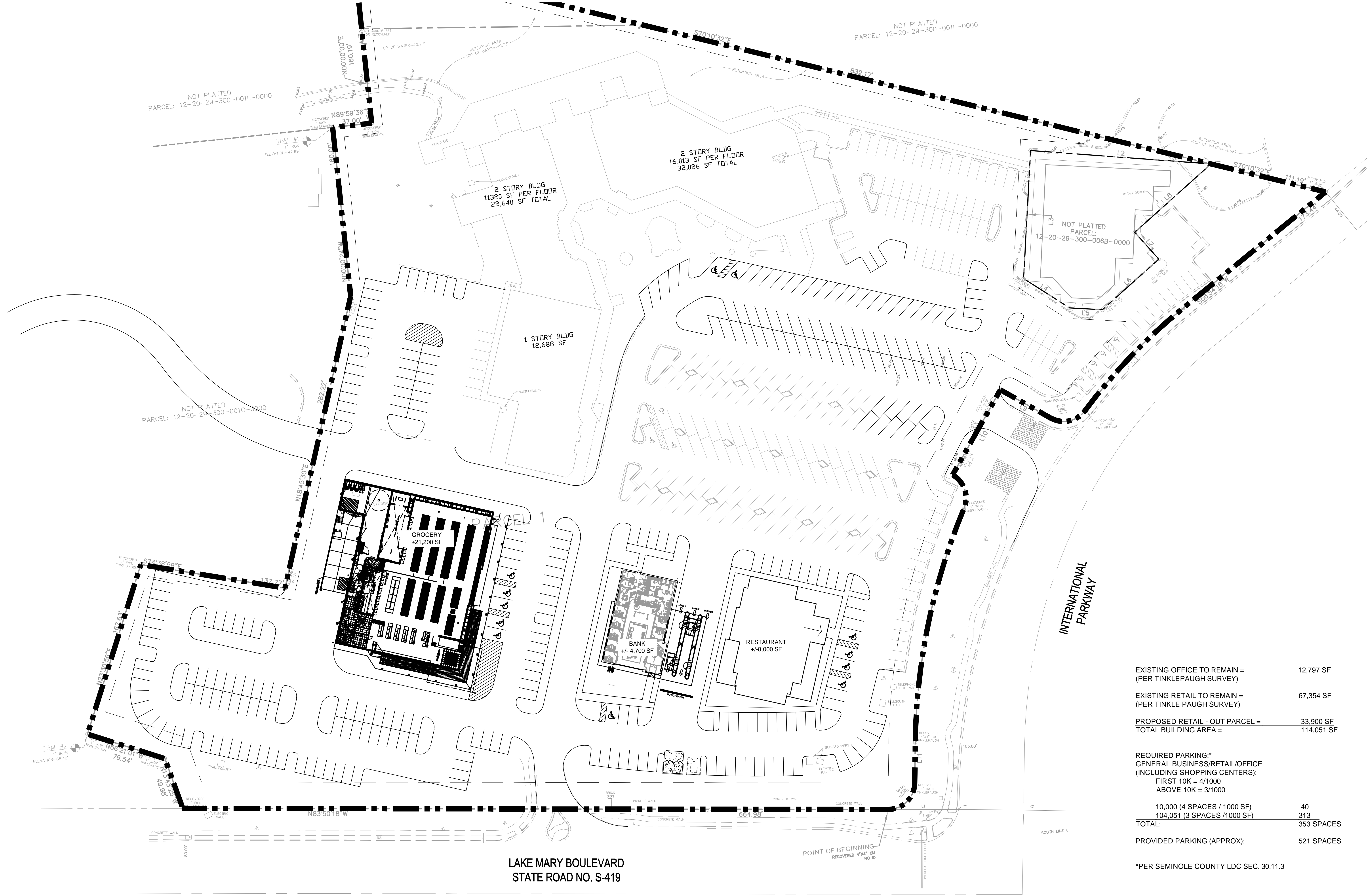
Please contact me at (407) 427-1610 or Brent.Lenzen@Kimley-Horn.com should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brent A. Lenzen", written over a light blue horizontal line.

Brent A. Lenzen, P.E.
Project Manager

K:\ORL_Civil\149170024-Heathrow Square Site Planning\CADD\CONCEPT\SP-34.dwg



EXISTING OFFICE TO REMAIN = (PER TINKLEPAUGH SURVEY)	12,797 SF
EXISTING RETAIL TO REMAIN = (PER TINKLE PAUGH SURVEY)	67,354 SF
PROPOSED RETAIL - OUT PARCEL =	33,900 SF
TOTAL BUILDING AREA =	114,051 SF
REQUIRED PARKING: GENERAL BUSINESS/RETAIL/OFFICE (INCLUDING SHOPPING CENTERS): FIRST 10K = 4/1000 ABOVE 10K = 3/1000	
10,000 (4 SPACES / 1000 SF)	40
104,051 (3 SPACES /1000 SF)	313
TOTAL:	353 SPACES
PROVIDED PARKING (APPROX):	521 SPACES

*PER SEMINOLE COUNTY LDC SEC. 30.11.3

LAKE MARY BOULEVARD
STATE ROAD NO. S-419

SOUTH LINE C

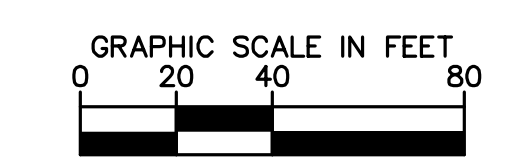
HEATHROW SQUARE

SEMINOLE COUNTY, FLORIDA

CONCEPTUAL SITE PLAN

03/11/2025 - CONTACT BRENT A. LENZEN, P.E. (407) 898-1511

SP-34



Kimley»Horn

CURVE	RADIUS	DELTA	LENGTH	CHL BEARING	CHORD
C1	463.70'	54°46'16"	388.30'	N81°27'07" W	388.29'
C2	538.60'	114°10'04"	134.20'	S89°51'31" W	133.86'
C3	25.00'	82°48'02"	36.11'	N84°01'17" E	33.02'
C4	25.00'	82°48'02"	36.30'	N125°33'36" W	33.94'
C5	592.90'	21°30'26"	226.89'	S17°50'43" W	225.51'
C6	25.00'	89°16'42"	38.96'	N81°21'21" E	35.53'

LINE	BEARING	LENGTH
L1	N83°20'18" W	65.95'
L2	N72°40'54" W	172.66'
L3	S09°22'25" W	120.89'
L4	S01°21'48" E	81.34'
L5	S80°47'37" E	31.12'
L6	N54°22'23" E	71.31'
L7	N55°42'57" E	34.00'
L8	N54°12'23" E	96.64'
L9	N84°38'42" W	84.40'
L10	S35°24'18" W	52.00'
L11	S06°53'00" W	38.63'

NOT PLATTED
PARCEL: 12-20-29-300-001L-0000

NOT PLATTED
PARCEL: 12-20-29-300-001L-0000

NOT PLATTED
PARCEL: 12-20-29-300-001C-0000

NOT PLATTED
PARCEL: 12-20-29-300-001B-0000

- NOTES:
- BEARINGS BASED ON THE SOUTH LINE OF SECTION 12-20-29 AS BEING S89°21'31" W.
 - ELEVATIONS BASED ON NAVD 1988 DATUM.
 - NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
 - SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
 - SANITARY SEWER LINE AT REAR OF BUILDING CONNECTING TO THE LIFT STATION NEEDS TO BE FIELD VERIFIED.
 - SANITARY SEWER LINE OUTFLOW AT FRONT OF BUILDING IS NOT KNOWN.
- LEGEND:
- BFP BACK FLOW PREVENTER
 - CLEANOUT
 - CWSP CROSS WALK SIGNAL POLE
 - STORM MANHOLE
 - DOOP ALLEY
 - FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - ELECTRIC BOX
 - FIBER OPTIC CABLE BOX
 - CAS METER
 - GREASE TRAP MANHOLE
 - LIGHT POLE
 - RECLAIMED WATER VALVE
 - SON
 - SANITARY MANHOLE
 - SEWER VALVE
 - TELEPHONE RISER BOX
 - TELEPHONE MANHOLE
 - TRAFFIC SIGNAL BOX
 - WATER METER
 - WATER VALVE



BOUNDARY & TOPOGRAPHIC SURVEY

DESCRIPTION:

PARCEL 1:
A tract of land being a portion of Section 12, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:
Commence at the Southeast corner of said Section 12; thence South 89°31'31" West along the South line of said Section 12 a distance of 1404.21 feet; thence North 79°04'07" West along a line 80.00 feet North of and parallel to the centerline of Lake Mary Boulevard (State Road No. S-419) according to Florida State Road Department Right of Way Map, Section 77502-2001, for a distance of 6.14 feet to the Point of Curvature of a curve concave Southeastward and having as its elements a central angle of 84°16'18" and a radius of 4683.75 feet; thence Westward along the arc of said curve 208.38 feet to the Point of Tangency; thence North 83°50'18" West 65.95 feet to the Point of Beginning; thence continue North 83°50'18" West 86.68 feet; thence North 174°27'25" West, 86.88 feet; thence North 66°27'07" West, 76.54 feet; thence North 23°30'26" East, 167.63 feet; thence South 74°38'58" East, 137.77 feet; thence North 18°42'50" East, 282.22 feet; thence North 00°20'24" West, 160.20 feet; thence North 89°59'36" East, 37.00 feet; thence due North 160.19 feet; thence South 70°10'12" East, 832.17 feet; thence North 79°24'54" West, for 170.66 feet; thence South 02°12'22" West, for 102.88 feet; thence North 07°14'48" East, for 51.34 feet; thence South 89°47'37" East, for 31.18 feet; thence North 54°12'23" East, for 7.03 feet; thence North 35°43'31" East, for 54.20 feet; thence North 54°12'23" East, for 80.64 feet; thence South 70°10'12" East, 111.19 feet; thence South 30°54'18" West, 57.04 feet to the Point of Curvature of a curve concave Southeastward having as its elements a radius of 500.89 feet and a central angle of 141°01'02"; thence Southeastward along the arc of said curve 104.30 feet to the Point of Reverse Curvature of a curve concave Northerly and having as its elements a radius of 25.00 feet and a central angle of 82°48'02"; thence along the arc of said curve 35.11 feet to the Point of Tangency; thence North 54°35'42" West, 54.40 feet; thence South 35°24'18" West, 92.00 feet to the beginning of a non-tangent curve having as its elements a radius of 25.00 feet, a central angle of 83°24'08" and a tangent bearing of South 54°35'42" East; thence Southward along the arc of said curve 25.36 feet to the Point of Reverse Curvature of a curve concave Eastern and having as its elements a radius of 892.85 feet and a central angle of 21°50'28"; thence Southward along the arc of said curve 228.89 feet to the Point of Tangency; thence South 08°20'07" West, 38.63 feet to the Point of Curvature of a curve concave Northwesterly and having as its elements a radius of 25.00 feet and a central angle of 89°16'42"; thence Southward along the arc of said curve 38.96 feet to the Point of Tangency and the POINT OF BEGINNING.

PARCEL 2:
AND, TOGETHER WITH a non-exclusive, irrevocable easement for the installation, operation and maintenance of the master drainage system and utility easement to and in accordance with the Master Drainage/Utility Plans, in, upon and over the portions of the property described in that certain Cross-Easement for Master Drainage/Utility Plans, recorded January 18, 1990, in Official Records Book 2144, Page 1101, re-recorded February 16, 1990, in Official Records Book 2151, Page 1540, which has been amended by First Amendment dated April 18, 1990, recorded April 18, 1990, in Official Records Book 2905, Page 309, and all of the Public Records of Seminole County, Florida.

PARCEL 3:
AND, TOGETHER WITH a non-exclusive easement in, upon, over and across International Parkway Boulevard for the purpose of providing ingress, egress and access (vehicular and pedestrian) to and from Parcel 1 and all portions thereof and a non-exclusive easement, in, upon, over and under International Parkway Boulevard for the purpose of constructing, maintaining, repairing and relocating underground utility lines and other related facilities, to and for the benefit of the above-described parcel and all portions thereof which easements were created by that certain Cross-Easement for Master Drainage/Utility Plans, recorded January 18, 1990, in Official Records Book 2144, Page 1101, re-recorded February 16, 1990, in Official Records Book 2151, Page 1540, which has been amended by First Amendment dated April 18, 1990, recorded April 18, 1990, in Official Records Book 2905, Page 309, and all of the Public Records of Seminole County, Florida.

PARCEL 4:
AND, TOGETHER WITH a non-exclusive easement for access, ingress, egress and road right-of-way easement for the use and benefit of Parcel 1, in, upon, over and under International Parkway Boulevard for the purpose of providing ingress, egress and access (vehicular and pedestrian) to and from Parcel 1 and all portions thereof and a non-exclusive easement, in, upon, over and under International Parkway Boulevard for the purpose of constructing, maintaining, repairing and relocating underground utility lines and other related facilities, to and for the benefit of the above-described parcel and all portions thereof which easements were created by that certain Cross-Easement for Master Drainage/Utility Plans, recorded January 18, 1990, in Official Records Book 2144, Page 1101, re-recorded February 16, 1990, in Official Records Book 2151, Page 1540, which has been amended by First Amendment dated April 18, 1990, recorded April 18, 1990, in Official Records Book 2905, Page 309, and all of the Public Records of Seminole County, Florida.

James R. Shannon
Digitally signed by James R. Shannon
Date: 2023.02.10
13:50:14-05'00'

SHANNON SURVEYING, INC.
400 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LS # 6988

DATE OF SURVEY: 01/12/2023
FIELD BY: JRS SCALE: 1" = 40'
FILE NUMBER: 12-20-29-300

JAMES R. SHANNON, JR., P.L.S., #4671
NOT BEING REGISTERED AS A SURVEYOR AND NOT BEING A MEMBER OF THE SURVEYORS AND MAPPERS ASSOCIATION OF FLORIDA

Property Record Card



Parcel: **12-20-29-300-0060-0000**
 Property Address: **100 INTERNATIONAL PKWY LAKE MARY, FL 32746**
 Owners: **EQX-HRP HEATHROW LLC**
 2025 Market Value \$15,422,326 Assessed Value \$15,422,326 Taxable Value \$15,422,326
 2024 Tax Bill \$199,011.95

Retail Center-Anchored property w/1st Building size of 43,340 SF and a lot size of 11.73 Acres

Parcel Location



Site View



12202930000600000 05/16/2023

Parcel Information

Parcel	12-20-29-300-0060-0000
Property Address	100 INTERNATIONAL PKWY LAKE MARY, FL 32746
Mailing Address	630 S MAITLAND AVE STE 100 MAITLAND, FL 32751-3402
Subdivision	
Tax District	01:County Tax District
DOR Use Code	16:Retail Center-Anchored
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	5	5
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$15,422,326	\$15,066,390
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	\$15,422,326	\$15,066,390

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$199,011.95
Tax Bill Amount	\$199,011.95
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 EQX-HRP HEATHROW LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 12 TWP 20S RGE 29E
 BEG 190 FT S 83 DEG 50 MIN 18 SEC E
 OF INT N R/W LAKE MARY BLVD & E
 R/W HEATHROW BLVD RUN N 13 DEG 42
 MIN 25 SEC W 49.98 FT N 66 DEG 21
 MIN 1 SEC W 76.54 FT N 23 DEG 30
 MIN 56 SEC E 167.63 FT S 74 DEG 38
 MIN 58 SEC E 137.77 FT N 18 DEG 45
 MIN 30 SEC E 282.22 FT N 160 FT E
 37 FT N 160.19 FT S 70 DEG 10 MIN
 32 SEC E 943.36 FT S 56 DEG 54 MIN
 18 SEC W 173.44 FT SWLY & WLY ALONG
 CURVE 170.31 FT N 54 DEG 35 MIN 42
 SEC W 54.40 FT S 35 DEG 24 MIN 18
 SEC W 92 FT SLY ALONG CURVE 263.28 FT
 S 6 DEG 53 MIN W 38.63 FT SLY ON
 CURVE 38.96 FT N 83 DEG 50 MIN 18
 SEC W TO BEG (LESS R/W ON S FOR LK
 MARY BLVD & FROM SE COR RUN W
 1404.21 FT N 79 DEG 04 MIN 02 SEC
 W 6.14 FT WLY ALONG CURVE 388.36 FT
 N 83 DEG 50 MIN 18 SEC W 65.95 FT
 NELY ALONG CURVE 38.96 FT N 06 DEG 53
 MIN 00 SEC E 38.63 FT NELY ALONG ELY
 R/W INT'L PKWY 226.89 FT NWLY ALONG
 CURVE 36.39 FT N 35 DEG 24 MIN 18
 SEC E 92 FT S 54 DEG 35 MIN 42 SEC
 E 54.40 FT ELY ALONG CURVE 36.11 FT
 NELY ALONG CURVE 79.40 FT N 38 DEG 55
 MIN 15 SEC W 49.88 FT TO POB RUN
 N 80 DEG 47 MIN 37 SEC W 31.19 FT
 N 51 DEG 21 MIN 48 SEC W 51.34 FT
 N 09 DEG 12 MIN 23 SEC E 120.89 FT
 S 79 DEG 40 MIN 54 SEC E 170.66 FT
 S 54 DEG 12 MIN 23 SEC W 96.64 FT
 S 35 DEG 47 MIN 37 SEC E 34 FT S
 54 DEG 12 MIN 23 SEC W 71.31 FT TO
 BEG)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$15,422,326	\$0	\$15,422,326
Schools	\$15,422,326	\$0	\$15,422,326
FIRE	\$15,422,326	\$0	\$15,422,326
ROAD DISTRICT	\$15,422,326	\$0	\$15,422,326
SJWM(Saint Johns Water Management)	\$15,422,326	\$0	\$15,422,326

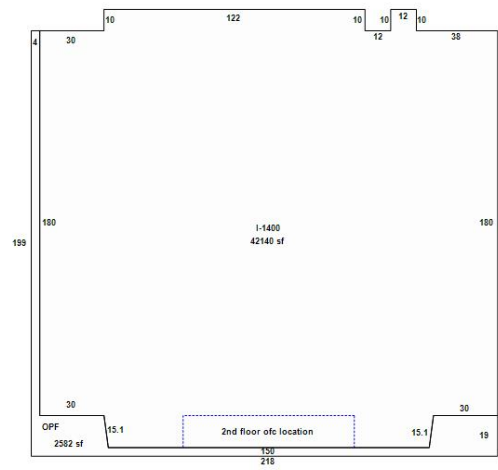
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/25/2021	\$18,200,000	09974/1672	Improved	Yes

SPECIAL WARRANTY DEED	11/1/2004	\$11,475,000	05503/1277	Improved	No
WARRANTY DEED	8/1/2001	\$7,350,000	04157/1223	Improved	No
SPECIAL WARRANTY DEED	7/1/1997	\$5,100,000	03267/1453	Improved	Yes
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$121,700	02144/0973	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$10,218,600	02144/0967	Improved	No
WARRANTY DEED	12/1/1986	\$100	01799/0453	Vacant	No
WARRANTY DEED	12/1/1986	\$100	01799/0450	Vacant	No
WARRANTY DEED	12/1/1986	\$1,335,000	01799/0447	Vacant	No

Land				
Units	Rate	Assessed	Market	
519,721 SF	\$7.16/SF	\$3,721,202	\$3,721,202	

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	43340
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$3,952,764
Assessed	\$2,351,895



1-1400
1200 sf

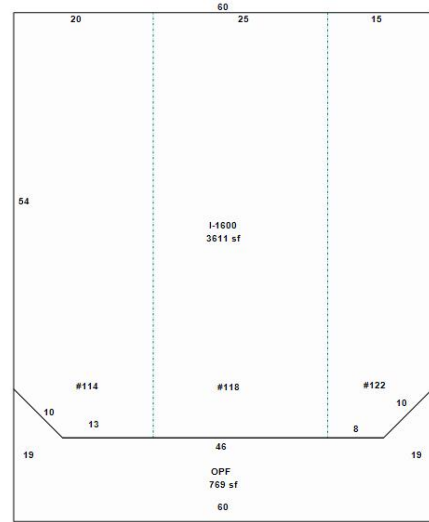
Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	2582

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3611
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$364,939
Assessed	\$217,139

* Year Built = Actual / Effective



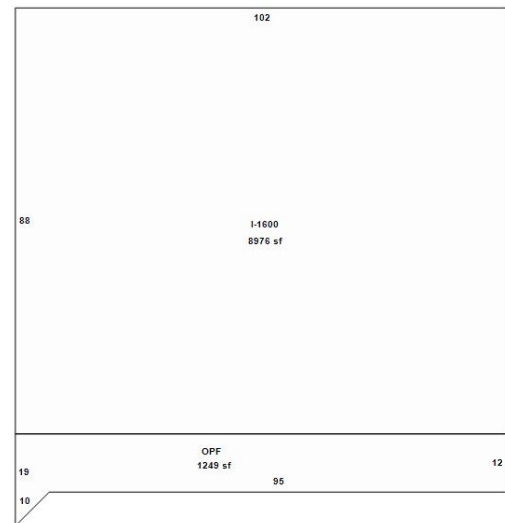
Building 2

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	769

Building Information	
#	3
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	8976
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$880,043
Assessed	\$523,626

* Year Built = Actual / Effective



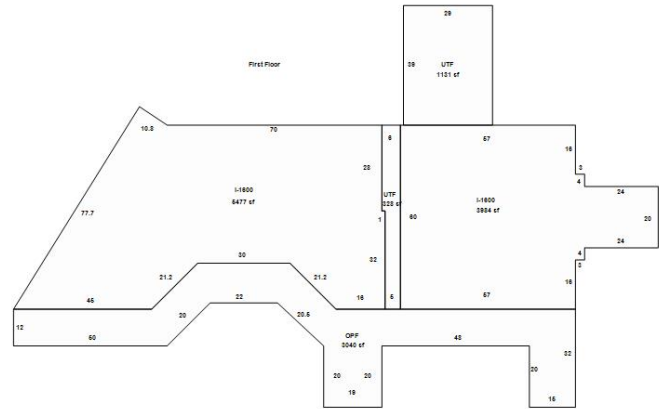
Building 3

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	1249

Building Information	
#	4
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	17726
Total Area (ft ²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$2,369,836
Assessed	\$1,410,052

* Year Built = Actual / Effective

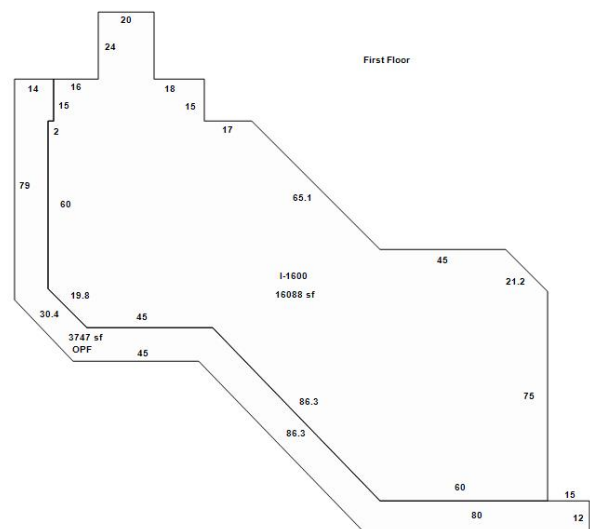


Building 4

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	3040
OPEN PORCH FINISHED	4700
UTILITY FINISHED	328
UTILITY FINISHED	1131

Building Information	
#	5
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	30098
Total Area (ft ²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$3,804,374
Assessed	\$2,263,603

* Year Built = Actual / Effective



Building 5

Appendages	
Description	Area (ft ²)

OPEN PORCH FINISHED	788
OPEN PORCH FINISHED	5052
OPEN PORCH FINISHED	3747

Permits				
Permit #	Description	Value	CO Date	Permit Date
03807	100 INTERNATIONAL PKWY: PLUMBING - COMMERCIAL-restaurant	\$2,915		6/8/2021
03166	100 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-3 WALL SIGHS	\$7,000		4/2/2021
14240	120 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-Wall Sign	\$1,180		9/17/2020
16138	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-	\$1,528		11/19/2019
05133	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-COMMERCIAL	\$1,650		4/10/2019
02997	MECHANICAL- #128	\$10,000		3/14/2019
03631	FIRE SUPPRESSION- #140	\$1,700		4/6/2018
17379	SIGN #140	\$7,990		3/1/2018
00393	100 INTERNATIONAL PKWY: REROOF COMMERCIAL	\$70,725		1/29/2018
01140	REROOF	\$70,725		1/19/2018
05350	ALARM SYSTEM ALTERATION - #184	\$4,800		4/25/2017
04358	WALL SIGN - #184	\$2,280		4/6/2017
04291	ELECTRICAL - #184	\$12,000		4/5/2017
03251	REWORK FIRE SPRINKLER SYSTEM - #184	\$7,345		3/14/2017
01019	WALL SIGN - #120	\$1,800		1/26/2017
00332	INTERIOR BUILD-OUT - #184	\$150,000	5/24/2017	1/10/2017
13252	REPLACE DUKE ENERGY BY-PASS - SAME FOR SAME - QUEST DIAGNOSIS - #140	\$250		11/16/2016
13253	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - HEATHROW CHIROPRACTIC - #120	\$250		11/16/2016
13255	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #124	\$250		11/16/2016
13256	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #128	\$250		11/16/2016
13258	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13261	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13262	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
10753	MECHANICAL - 100 INTERNATIONAL PKWY #130	\$9,500		9/15/2016
11908	MECHANICAL	\$127,700		10/20/2015
09640	REROOF - 100 INTERNATIONAL PKWY	\$15,000		8/26/2015
09642	REROOF	\$6,000		8/26/2015
09643	REROOF	\$27,000		8/26/2015

09501	REROOF	\$52,000		8/21/2015
11026	ALARM SYSTEM ALTERATION	\$24,920		11/18/2014
09332	GROUND & WALL SIGNS	\$40,378		9/18/2014
08776	ELECTRICAL - #110	\$1,500		9/4/2014
07968	REMOVE ALL EXISTING SIGNS - INSTALL NEW WINN-DIXIE ON FRONT & SIDE ELEVATION - INSTALL NEW LIQUOR SIGN ON FRONT ELEVATION - FACE CHANGE ONLY ON PYLON SIGN - #110 - 100 INTERNATIONAL PKWY	\$23,000		8/21/2014
06140	HOOK-UP FACTORY INSTALLED FIRE SUPPRESSION SYSTEM - #110 - WINN DIXIE - 100 INTERNATIONAL PKWY	\$1,125		6/23/2014
05403	ADD & RELOCATE FIRE SPRINKLERS - #110 - 100 INTERNATIONAL PKWY	\$16,153		6/4/2014
04241	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$5,120		5/8/2014
04240	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$42,750		5/8/2014
02858	INTERIOR ALTERATION - #110 - 100 INTERNATIONAL PKWY	\$1,100,000	6/16/2015	4/1/2014
09451	MECHANICAL - #240	\$6,140		11/12/2013
06681	BEAM REPAIR - #110 - 100 INTERNATIONAL PKWY	\$7,000		8/7/2013
06223	ADDING WIRELESS RADIO TO FACP FOR FIRE ALARM MONITORING - #220	\$972		7/23/2013
01688	SIGNS.	\$1,990		4/17/2013
09472	UPGRADE THE EXISTING FIRE SUPPRESSION SYSTEM - #140 - LUIGINO'S	\$1,600		12/21/2012
07351	ADD & RELOCATE FIRE SPRINKLER HEADS - #120	\$2,482		9/27/2012
07088	LETTER WALL SIGN - #120 - QUEST DIAGNOSTICS	\$5,450		9/19/2012
07038	INSTALLATION OF NEW SIGNAGE & CONNECT TO EXISTING ELECTRIC - #112	\$6,133		9/18/2012
06968	MECHANICAL - #240	\$19,914		9/14/2012
06234	INTERIOR ALTERATION - #120	\$137,985	10/24/2012	8/15/2012
06082	DEMOLISH & REMOVE WALK-IN COOLER - #188	\$800		8/10/2012
03974	INTERIOR ALTERATION - #112	\$20,000	8/14/2012	5/29/2012
03833	REMOVE INTERIOR NON-LOADING BEARING WALLS & DELETE ELECTRICAL - #262 - BODY COACH	\$1,850		5/22/2012
07921	CHANGEOUT WALL SIGN - #130 - CVS - 100 INTERNATIONAL PKWY	\$1,800		10/7/2011
01268	WALL SIGN - #124 - CHIROPRACTIC	\$2,300		2/22/2011
01267	WALL SIGN W/LED LIGHTS - #120 - DIVA	\$2,200		2/22/2011
00768	FIRE ALARM SYSTEM INSTALLATION - #176 - ARTHUR MURRAY DANCE STUDIO	\$1,068		2/2/2011
00770	INSTALL WIRELESS RADIO FOR FIRE ALARM MONITORING ONLY - #130 - CVS PHARMACY; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$1,068		2/2/2011

07922	FIRE SPRINKLER SYSTEM INSTALLATION - #124	\$882		10/5/2010
07501	INTERIOR ALTERATION - NO CHANGE OF USE - #124	\$20,000		9/20/2010
05299	INTERIOR ALTERATION - #188	\$111,796		7/1/2009
04612	WALL SIGN	\$2,312		6/9/2009
03228	REROOF	\$176,330		4/28/2009
02846	ELECTICAL MISC/BLDG PMT COMM/FP FIRE NEW CONS/ALTERATIONS	\$18,000		4/15/2009
00853	INSTALL FIRE SPRINKLERS - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$3,195		2/5/2009
00190	SIGN - SUBWAY - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		1/12/2009
11022	INTERIOR ALTERATION - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$70,000	3/2/2009	11/3/2008
10454	INSTALL FIRE SPRINKLERS - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$8,390		10/14/2008
10399	MECHANICAL & CONDENSOR #240	\$5,473		10/13/2008
01039	A/C CHANGEOUT - #240	\$5,473		10/13/2008
08645	INSTALL FIRE SPRINKLERS - WINN DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		8/19/2008
08541	INTERIOR BUILDOUT - #188	\$57,610		8/14/2008
08238	A/C CHANGEOUT - CVS PHARMACY - #130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$7,495		8/5/2008
07076	REMODELING WINN-DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$10,000	9/25/2008	7/2/2008
05575	INSTALL FIRE SPRINKLERS - #240	\$3,385		5/27/2008
05589	RANGE HOOD SUPPRESSION SYSTEM - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,300		5/27/2008
05506	SIGN - #122 - SAMURAI SUSHI; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,000		5/23/2008
04245	INSTALL FIRE ALARM SYSTEM - ADVANCED DERMATOLOGY - #240	\$4,975		4/23/2008
02601	INTERIOR ALTERATION - #240	\$115,000		3/13/2008
02259	INSTALL FIRE SPRINKLERS - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		3/5/2008
01214	REMOVE & REPLACE ROOF-TOP UNIT - #220	\$7,000		2/5/2008
13522	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$59,000	8/12/2008	12/31/2007
09496	REROOF - #128	\$10,490		8/24/2007
05301	MECHANICAL & CHANGEOUT - LUIGINOS	\$3,830		5/17/2007
04773	MECHANICAL & CONDENSOR	\$3,100		5/4/2007
04697	INSTALL FIRE SPRINKLERS - #192	\$2,100		5/3/2007
04702	INSTALL FIRE SPRINKLERS - #188	\$2,100		5/3/2007
03457	INSTALL FIRE SPRINKLERS - #184	\$2,800		4/4/2007
03220	INSTALL FIRE ALARM SYSTEM - SUITE #192	\$1,155		3/29/2007

03222	INSTALL FIRE ALARM SYSTEM - SUITE #188	\$1,155		3/29/2007
02796	INSTALL FIRE ALARM SYSTEM - #184	\$1,200		3/20/2007
02517	TENANT ALTERATION - SUITE #184	\$9,200	6/19/2007	3/13/2007
02375	INSTALL FIRE ALARM SYSTEM - #176 - AUTHOR MURRAY	\$3,200		3/9/2007
02110	INSTALL FIRE SPRINKLERS - AURTHOR MURPHY'S - #176	\$4,000		3/2/2007
01544	TENANT BUILDOUT - #192	\$30,000	8/8/2007	2/14/2007
01198	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$43,995		2/6/2007
01116	WALL SIGN - ARTHUR MURRAY DANCE STUDIO - SUITE #176	\$1,950		2/2/2007
00730	ADD OFFICE & CHANGE ELECTRIC - ARTHUR MURRAY DANCE - #176	\$10,995	3/16/2007	1/23/2007
00722	INTERIOR BUILDOUT - #188	\$125,000	8/8/2007	1/23/2007
12124	INSTALL FIRE SPRINKLERS - #184	\$3,239		10/26/2006
12135	INSTALL FIRE SPRINKLERS - #176	\$3,239		10/26/2006
12004	MECHANICAL & CONDENSOR	\$3,170		10/24/2006
11778	INTERIOR BUILDOUT - #184	\$25,000		10/18/2006
10381	INTERIOR BUILDOUT - #176	\$25,000		9/11/2006
07438	WALL SIGN	\$4,157		6/22/2006
05940	WALL SIGN - SUITE #118; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,365		5/22/2006
05455	INSTALL FIRE SPRINKLERS - #116	\$2,068		5/9/2006
03738	TENANT BUILDOUT - #220	\$100,000	6/23/2006	4/4/2006
03573	WALL SIGN - #128	\$6,500		3/31/2006
02966	INTERIOR BUILDOUT - BARNEY'S COFFEE - SUITE #120	\$120,000	6/22/2006	3/17/2006
01205	REPLACE 5 TON AIR HANDLER	\$3,500		2/2/2006
10107	REPLACE STORM-DAMAGED ENTRY SIGN & INSTALL NEW MONUMENT SIGN; PAD PER PERMIT 126 INTERNATIONAL PKWY	\$25,000		5/20/2005
00358	INTERIOR REMODE - CVS STORE #3920; PAD PER PERMIT 100 INTERNATIONAL PKWY #130	\$50,000		1/6/2005
15261	REPLACING CANOPY DUE TO HURRICANE DAMAGE - LUIGINO'S PASTA & STEAKHOUSE	\$2,450		11/23/2004
15101	REROOF DUE TO HURRICANE DAMAGE - SUITE #1262	\$17,000		11/22/2004
14523	RELOCATE EXISTING SPRINKLER HEADS - #112	\$2,850		11/15/2004
14003	INSTALL SIGN ON WALL FACIA - H & R BLOCK - HOOK-UP TO EXISTING PRIMARY - #112	\$2,100		11/5/2004
10736	INTERIOR RENOVATION FOR H & R BLOCK - #112	\$40,320	11/29/2004	9/17/2004
10323	SWITCHING ECKERD SIGN TO CVS SIGN - SUITE 130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$800		9/10/2004

03891	MECHANICAL & CONDENSOR - #220	\$4,500		4/7/2004
03280	INSTALL FIRE ALARM SYSTEM	\$2,258		3/26/2004
03024	INSTALL FIRE SPRINKLERS/MAIN	\$2,893		3/19/2004
00567	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$0		1/16/2004
13227	ROOF STRUCTURE OVER OPEN SEATING AREA	\$40,000		11/25/2003
11945	WALL SIGN - #120	\$0		10/23/2003
09057	INSTALL FIRE SPRINKLERS/MAIN - #240	\$2,450		8/13/2003
08738	INSTALL FIRE ALARM SYSTEM	\$1,800		8/5/2003
08325	BUILDOUT; #240	\$60,000	11/6/2003	7/24/2003
08327	BUILDOUT - #240	\$60,000		7/24/2003
06274	MECHANICAL & CONDENSOR - #240	\$6,934		6/1/2003
04768	INSTALL FIRE SPRINKLERS/MAIN - #128	\$1,800		5/1/2003
03453	INSTALL FIRE SPRINKERS/MAIN	\$2,500		4/1/2003
03666	INTERIOR BUILDOUT - #128	\$89,000	6/6/2003	4/1/2003
02505	WALL SIGN - #128	\$0		3/1/2003
00349	WALL SIGN - #128	\$0		1/1/2003
00507	INSTALL FIRE SPRINKLERS/MAIN	\$3,974		1/1/2003
11542	INSTALL FIRE ALARM SYSTEM	\$2,500		11/1/2002
11163	MECHANICAL & CONDENSOR	\$45,000		11/1/2002
10432	INSTALL FIRE SPRINKLERS/MAIN	\$0		10/1/2002
09526	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL #106	\$0		9/1/2002
08990	PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$250,000	3/13/2003	9/1/2002
08432	INSTALL FIRE ALARM SYSTEM; #240	\$4,200		9/1/2002
08357	REMODELING OF EXISTING OFFICE - #240	\$200,000		8/1/2002
07218	WALL SIGN	\$0		7/1/2002
05435	WINN-DIXIE #2380 - FIRE WORK SALE IN STORE	\$3,500		5/1/2002
04238	MECHANICAL & CONDENSOR; #120	\$1,995		4/1/2002
04081	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$2,753		4/1/2002
01384	REPLACING STAIRS @ MARKET SQUARE SHOPPING CENTER; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$5,500		2/1/2002
02210	TIE/DOWN REMEDIATION BLDG; PAD PER PERMIT 100 INTERNATIONAL PKWY #116	\$15,000		2/1/2002
04637	RANGE HOOD PERMIT PAD 120 INTERNATIONAL PKWY 140	\$1,500		5/1/2001
04797	FIRE PROTECTION; PERMIT PAD 100 INTERNATIONAL PKWY 110	\$0		5/1/2001
02954	MECHANICAL&CONDENSOR	\$2,000		4/1/2001
03694	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$950		4/1/2001
01132	WALL SIGN PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$3,000		2/1/2001

01514	SIDING/AWNINGS/AL ROOF/CANOPY PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,365		2/1/2001
09656	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$2,000		10/25/2000
05406	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKY 114; CONTRACTOR - RINALDI'S HEATING & AIR CONDITIONING	\$5,000		6/12/2000
03579	FENCE/WALL; SHOPPES OF HEATHROW; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$3,000		4/1/2000
00670	FIRE PROTECTION & MECHANICAL; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - JIM GARRISON INC	\$47,500	6/2/2000	3/1/2000
02006	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - WILHELM, WILLIAM J	\$1,900		3/1/2000
00856	WOOD DECK; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$15,000		2/1/2000
09936	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$840		12/1/1999
10553	INSTALL FIRE SPRINKLERS/MAIN PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$1,020		12/1/1999
08775	MECHANICAL; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$24,000		11/1/1999
06156	INTERIOR RENOVATION; STE 276; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$7,656	10/1/1998	8/1/1998
06157	INTERIOR RENOVATION; STE 280; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$6,384	10/8/1998	8/1/1998
05435	POSTED WITHOUT PERMIT; ADD 14' WALL W/DOOR; PAD PER CO 100 INTERNATIONAL PKWY	\$0	9/26/1997	8/1/1997
03777	FIRE PROTECTION; PAD PER PERMIT 120 INTERNATIONAL PKWY; PASTA LOVERS	\$400		6/1/1997
03025	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$0		5/1/1997
03226	FIRE PROTECTION; SHOPPES OF HEATHROW STE 120; PAD PER PERMIT 120 INTERNATINAL PKWY	\$860		5/1/1997
01465	ADD BRM; LUIGINOS PASTA LOVERS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$20,000	6/20/1997	3/1/1997
01609	RENAR HOMES-INTERIOR; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$3,000		3/1/1997
07354	2 PARTITION WALLS & DOORS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$1,500		11/1/1996
07010	FIRE PROTECTIONS; ERIC MICHEL SALON; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,200		10/1/1996
06202	BOILER REPLACEMENT/DRY CLEAN USA PAD PER PERMIT 100 INTERNATIONAL PKWY	\$0		9/1/1996
06220	ALARM FOR PASTA LOVERS PAD PER PERMIT 120 INTERNATIONAL PKWY	\$250		9/1/1996
06281	INTERIOR PAD PER PERMIT 120 INTERNATIONAL PKWY RENO HAIR SALON	\$46,200		9/1/1996
05155	REPIPE X-RANGE GUARD-PASTA LOVERS	\$1,400		8/1/1996

05317	PASTA LOVERS-RANGE HOOD ADD	\$2,230		8/1/1996
04451	MISC ELEC STE 220	\$200		7/1/1996
04552	PASTA LOVERS	\$2,531		7/1/1996
03799	DRY CLEAN USA-STORAGE SHED	\$2,400		6/1/1996
04216	PASTA LOVERS TRATTORIA INTERIOR	\$130,000	9/20/1996	6/1/1996
03880	GOODINGS VIDEO STORE	\$16,000	7/1/1996	6/1/1996
04418	GOODINGS/ADD ONE HORN STROBE	\$300		6/1/1996
04266	GOODINGS-ADD TO SPRINKLER SYS	\$975		6/1/1996
05630	FIRE SPRINKLERS	\$1,240		8/1/1995
04379	SECURITY SYSTEM	\$3,780		7/1/1995
04735	INTERIOR-ADVANCED DERMATOLOGY	\$60,000	10/19/1995	7/1/1995
00902	TITAN CORP SUITE 240	\$1,400		2/1/1995
08266	ADD TO EX FIRE ALARM 120 INTERNATIONAL PKWY	\$1,958		12/1/1994
07874	INTERIOR-EXCESS & STOP LOSS	\$100,000		12/1/1994
08171	STE 176 FIRE PROTECTION	\$2,350		12/1/1994
03198	W P ABRHAM SUITE 112 NO DESCRIPTION	\$23,000	5/26/1994	5/1/1994
03756	HEATHROW 1 BLD SUTIE 220 250 INTERNATIONAL PKWY	\$33,000	7/6/1994	5/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1988	222400	\$600,480	\$240,192
COMMERCIAL CONCRETE DR 4 IN	1988	41724	\$226,979	\$90,792
POLE LIGHT 1 ARM	1988	21	\$38,934	\$38,934
POLE LIGHT 2 ARM	1988	29	\$104,545	\$104,545
POLE LIGHT 3 ARM	1988	6	\$33,990	\$33,990
POLE LIGHT 1 ARM	1989	13	\$24,102	\$24,102
WOOD DECK	2000	1200	\$8,280	\$3,312

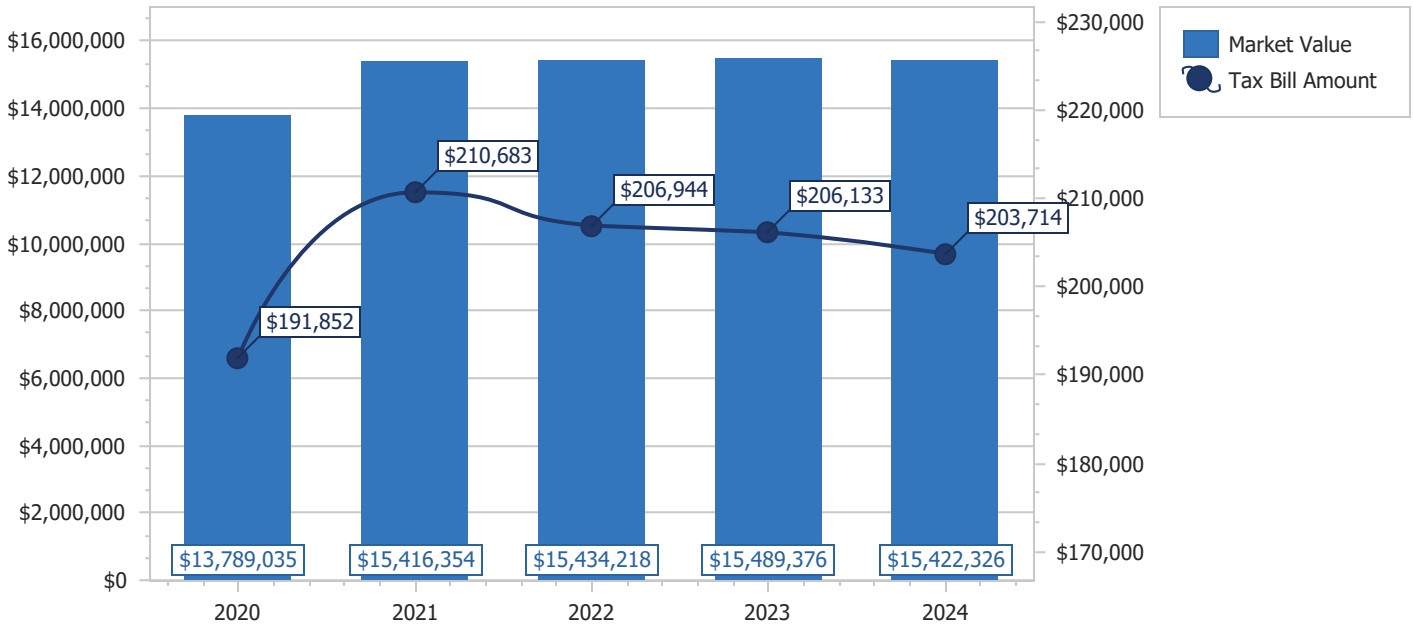
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 11

Utilities	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Receipt Details

Date: 3/12/2025 12:56:00 PM
Project: 25-80000030
Credit Card Number: 37*****1188
Authorization Number: 236533
Transaction Number: 120325C1B-A191DDE0-4E0D-4888-B2D9-C6F43F463B21
Total Fees Paid: 52.50

Fees Paid

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