



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

PROJ #: 25-32000008  
BS #: 2025-08

**SPECIAL EXCEPTION**

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

**APPLICATION TYPE/FEE**

<b>SPECIAL EXCEPTION</b> \$1,350.00	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input checked="" type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input type="checkbox"/> OTHER: _____

**PROPERTY**

PARCEL ID #:	<u>1820305110000001A</u> <u>18-20-30-511-0000-001A</u>		
ADDRESS:	<u>4265 W Lake Mary Blvd Lake Mary FL 32746</u>		
TOTAL ACREAGE:	<u>9.51 Acre</u>	CURRENT USE OF PROPERTY:	<u>Retail Center</u>
WATER PROVIDER:	<u>Seminole County</u>	SEWER PROVIDER:	<u>Seminole County</u>
ZONING:	<u>PD</u>	FUTURE LAND USE:	<u>Com</u>

**OWNER(S)**

EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>			
NAME:	<u>Joe Schlosser</u>	COMPANY:	<u>Lake Mary Station LLC</u>
ADDRESS:	<u>11501 North Lake Drive</u>		
CITY:	<u>Cincinnati</u>	STATE:	<u>OH</u>
PHONE:	<u>513-514-1110</u>	ZIP:	<u>45249</u>
		EMAIL:	<u>jschlosser@PhillipEdison.com</u>

**APPLICANT/CONSULTANT**

EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>			
NAME:	<u>Wen Zheng</u>	COMPANY:	<u>EJ Miyaji Inc</u>
ADDRESS:	<u>4265 W. Lake Mary Blvd</u>		
CITY:	<u>Lake Mary</u>	STATE:	<u>FL</u>
PHONE:	<u>321-948-6990</u>	ZIP:	<u>32746</u>
		EMAIL:	<u>Miyaji.4265@gmail.com</u>

  
SIGNATURE OF OWNER/AUTHORIZED AGENT

4/25/25  
DATE

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**OWNERSHIP DISCLOSURE FORM**

**EXHIBIT A**

The owner of the real property associated with this application is Lake Mary Station LLC, a Delaware limited liability company. Phillips Edison Grocery Center Operating Partnership I L.P., a Delaware limited partnership, is the sole member of Lake Mary Station LLC.

Phillips Edison Grocery Center OP GP I LLC, a Delaware limited liability company, is the General Partner of Phillips Edison Grocery Center Operating Partnership I L.P. The officers duly authorized to act on behalf of the General Partner are listed below.

<u>Name</u>	<u>Office</u>
Jeffrey S. Edison	Chairman and Chief Executive Officer
Robert F. Myers	President
John P. Caulfield	Executive Vice President, Chief Financial Officer and Treasurer
Tanya E. Brady	General Counsel, Executive Vice President and Secretary
Joseph G. Schlosser	Chief Operating Officer and Executive Vice President
Jennifer L. Robison	Senior Vice President and Chief Accounting Officer
Gregory J. Hausfeld	Senior Vice President
KC T. Bills	Senior Vice President

The address for all parties named hereto is 11501 Northlake Drive, Cincinnati, OH 45249.

SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- ☐ Individual
- ☐ Corporation
- ☐ Land Trust
- ☒ Limited Liability Company
- ☐ Partnership
- ☐ Other (describe): \_\_\_\_\_

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: See Exhibit A

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Lake Mary Station LLC, a Delaware limited liability company

By: Phillips Edison Grocery Center Operating Partnership I L.P., a Delaware limited partnership, its sole member

By: Phillips Edison Grocery Center OP GP I LLC, a Delaware limited liability company, its General Partner

Joe Schlosser, its Executive Vice President, Chief Operating Officer

4/24/2025  
Date

STATE OF OHIO  
COUNTY OF HAMILTON

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of April, 2025, by Joe Schlosser, an individual, and Executive Vice President, Chief Operating Officer of Phillips Edison Grocery Center OP GP I LLC, a Delaware limited liability company, the general partner of Phillips Edison Grocery Center Operating Partnership I L.P., a Delaware limited partnership, the sole member of Lake Mary Station LLC, a Delaware limited liability company, who is ☒ personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



MARGARET E. GRUMBLEY  
Notary Public, State of Ohio  
My Commission Expires  
August 19, 2029  
COMMISSION: 2019-RE-797184

Margaret E. Grumbley  
Signature of Notary Public

Margaret E. Grumbley  
Print, Type or Stamp Name of Notary Public

# Property Record CardA



Parcel: **18-20-30-511-0000-001A**  
 Property Address: **4215 W LAKE MARY BLVD LAKE MARY, FL 32746**  
 Owners: **LAKE MARY STATION LLC**  
 2025 Market Value \$19,216,683 Assessed Value \$19,216,683 Taxable Value \$19,216,683  
 2024 Tax Bill \$221,800.92  
 Retail Center-Anchored property w/1st Building size of 23,992 SF and a lot size of 9.51 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	18-20-30-511-0000-001A
Property Address	
Mailing Address	11501 NORTHLAKE DR CINCINNATI, OH 45249-1669
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	3	3
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$19,216,683	\$16,791,651
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	\$19,216,683	\$16,791,651

## 2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$221,800.92
Tax Bill Amount	\$221,800.92
Tax Savings with Exemptions	\$0.00

## Owner(s)A

Name - Ownership Type  
 LAKE MARY STATION LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

PART OF LOT 1 DESCRIBED AS BEG SW  
COR RUN N 571.73 FT E 165 FT N 15  
FT E 386 FT N 220 FT E 41.03 FT S 240.66 FT E  
168.58 FT S 139.99 FT W 32  
FT S 76 FT W 27.22 FT S 362.08 FT W  
192.81 FT N 53 DEG 57 MIN 05 SEC W  
20.3 FT W 489.96 FT TO BEG ( LESS BEG 12 FT  
N OF SW COR RUN N 163 FT E 90 FT S 163 FT  
W TO BEG)  
GREENWOOD AT LAKE MARY  
PB 45 PGS 67 & 68

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$19,216,683	\$0	\$19,216,683
Schools	\$19,216,683	\$0	\$19,216,683
FIRE	\$19,216,683	\$0	\$19,216,683
ROAD DISTRICT	\$19,216,683	\$0	\$19,216,683
SJWM(Saint Johns Water Management)	\$19,216,683	\$0	\$19,216,683

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/14/2024	\$100	10580/1341	Improved	No
SPECIAL WARRANTY DEED	2/14/2024	\$26,100,000	10580/1334	Improved	Yes
QUIT CLAIM DEED	2/1/2007	\$100	06613/0677	Improved	No
WARRANTY DEED	8/1/2002	\$12,500,000	04506/0302	Improved	No
SPECIAL WARRANTY DEED	4/1/1999	\$2,800,000	03645/0965	Vacant	Yes

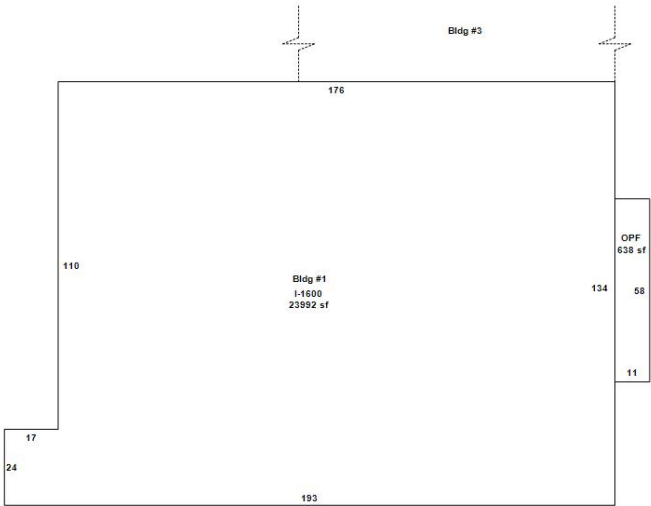
## LandA

Units	Rate	Assessed	Market
414,040 SF	\$7.17/SF	\$2,968,667	\$2,968,667



Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	2000/2015
Bed	
Bath	
Fixtures	0
Base Area (ft²)	23992
Total Area (ft²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$2,081,441
Assessed	\$1,847,279

\* Year Built = Actual / Effective

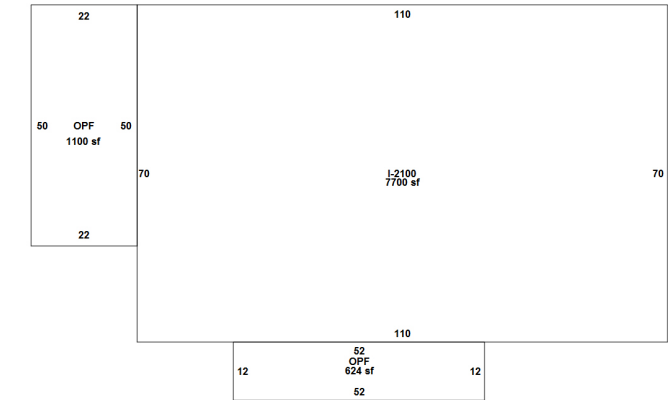


Building 1

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	638

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	2000
Bed	
Bath	
Fixtures	0
Base Area (ft²)	7700
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,188,137
Assessed	\$861,399

\* Year Built = Actual / Effective



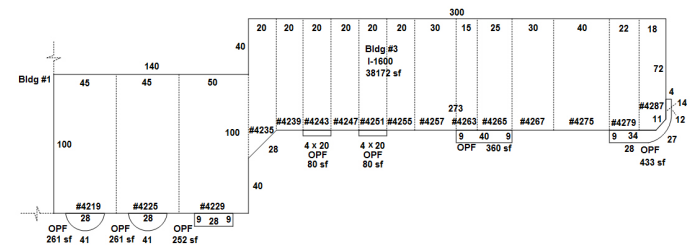
Sketch by Apex Sketch

Building 2

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	1100
OPEN PORCH FINISHED	624

Building InformationA	
#	3
Use	MASONRY PILASTER .
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft²)	38172
Total Area (ft²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$3,296,566
Assessed	\$2,422,976

\* Year Built = Actual / Effective



Sketch by Apen Sketch

Building 3

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	261
OPEN PORCH FINISHED	252
OPEN PORCH FINISHED	80
OPEN PORCH FINISHED	433
OPEN PORCH FINISHED	80
OPEN PORCH FINISHED	360
OPEN PORCH FINISHED	261

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
02265	4229 W LAKE MARY BLVD: MECHANICAL - COMMERCIAL-Exisiting, No changes to structure [GREENWOOD AT LAKE MARY]	\$31,250		2/27/2025
01759	4349 W LAKE MARY BLVD: MECHANICAL - COMMERCIAL- [GREENWOOD AT LAKE MARY]	\$15,970		2/18/2025
18390	4261 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Aluminum, acrylic, vinyl [GREENWOOD AT LAKE MARY]	\$2,353		12/20/2024
13462	4265 W LAKE MARY BLVD: ALTERATION COMMERCIAL- [GREENWOOD AT LAKE MARY] - MIYAJI SUSHI @ SHOPPES @ LAKE MARY COLLECTION UNIT 4265	\$79,000		12/9/2024
15981	4265 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-WALL SIGN [GREENWOOD AT LAKE MARY]	\$1,875		11/27/2024



13253	4287 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Wal Sign [GREENWOOD AT LAKE MARY]	\$2,200		9/17/2024
09499	4349 W LAKE MARY BLVD: REROOF COMMERCIAL-Commercial Roofing [GREENWOOD AT LAKE MARY]	\$78,570		6/28/2024
09311	4217 W LAKE MARY BLVD: REROOF COMMERCIAL- [GREENWOOD AT LAKE MARY]	\$305,730		6/28/2024
10869	4243 W LAKE MARY BLVD: MECHANICAL - COMMERCIAL- [GREENWOOD AT LAKE MARY]	\$11,700		7/14/2023
14629	4235 W LAKE MARY BLVD: ALTERATION COMMERCIAL-NEED CC [GREENWOOD AT LAKE MARY] HUEY MAGOO'S - UNIT 4235	\$35,000		4/13/2023
01988	4275 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Illuminated Wall Sign [GREENWOOD AT LAKE MARY]	\$2,394		2/15/2023
18997	4287 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Concrete Building [GREENWOOD AT LAKE MARY]	\$2,400		1/4/2023
19952	4215 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Temporary Banner [GREENWOOD AT LAKE MARY]	\$0		12/12/2022
13031	4287 W LAKE MARY BLVD: ALTERATION COMMERCIAL-NEED CC [GREENWOOD AT LAKE MARY] SOFRESH	\$150,000	4/5/2023	12/8/2022
07003	4215 W LAKE MARY BLVD: ALTERATION COMMERCIAL-2-B [GREENWOOD AT LAKE MARY] HOMESENSE	\$1,359,288	2/23/2023	10/24/2022
16513	4229 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-TWO ILLUMINATED WALL SIGNS [GREENWOOD AT LAKE MARY]	\$8,620		10/19/2022
16544	4215 W LAKE MARY BLVD: ELECTRICAL - COMMERCIAL-Retail Store location for HomeSense [GREENWOOD AT LAKE MARY]	\$37,652		10/12/2022
11229	4301 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Multi Tenant Pylon Sigr [GREENWOOD AT LAKE MARY]	\$0		7/27/2022
01189	4219 W LAKE MARY BLVD: ALTERATION COMMERCIAL-NEED CC [GREENWOOD AT LAKE MARY]	\$319,905	9/27/2022	7/20/2022
11223	4215 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Frame Wall Constr for sign attachment [GREENWOOD AT LAKE MARY]	\$12,315		7/20/2022
11227	4215 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Frame Wall Constr for sign attachment [GREENWOOD AT LAKE MARY]	\$730		7/20/2022
22354	4219 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-face-lit channel letters [GREENWOOD AT LAKE MARY]	\$1,365		12/15/2021

10953	4247 W LAKE MARY BLVD: ALTERATION COMMERCIAL-shopping center ,existing space NEED C.C [GREENWOOD AT LAKE MARY]	\$45,000	10/21/2021	8/30/2021
11902	4247 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-SIGN [GREENWOOD AT LAKE MARY]	\$5,706		7/16/2021
02169	4261 W LAKE MARY BLVD: ALTERATION COMMERCIAL-LEVEL 2 ALT NO C/O, C/C ONLY [GREENWOOD AT LAKE MARY]	\$30,000	8/6/2019	6/10/2019
03910	SIGN- 4261 W LAKE MARY BLVD	\$7,750		4/16/2019
15328	ELECTRICAL- 4275 W LAKE MARY BLVD	\$4,700		9/13/2018
15250	ELECTRICAL	\$9,000		8/30/2018
08955	LEVEL 2 ALTERATION- 4229 W LAKE MARY BLVD	\$26,405		7/23/2018
10944	FIRE SPRINKLER- 4247 W LAKE MARY BLVD	\$2,570		7/20/2018
10427	ELECTRICAL- 4229 W LAKE MARY BLVD	\$4,600		7/3/2018
03786	INTERIOR BUILDOUT- 4247 W LAKE MARY BLVD	\$200,000	10/10/2018	6/19/2018
08182	WALL SIGN- 4247 W LAKE MARY BLVD	\$2,100		6/7/2018
07637	MECHANICAL- 4235 W LAKE MARY BLVD	\$7,485		5/3/2018
13494	SIGN - 4265 W LAKE MARY BLVD	\$2,500		10/5/2017
13174	FIRE SUPPRESSION - 4235 W LAKE MARY BLVD	\$1,200		9/29/2017
12714	REDUCE SPACE - 4265 W LAKE MARY BLVD	\$6,500	10/31/2017	9/21/2017
09482	WALL SIGN - 4235 W LAKE MARY BLVD	\$2,300		7/12/2017
09194	FIRE ALARM SYSTEM - 4235 W LAKE MARY BLVD	\$2,945		7/6/2017
07692	WALK IN COOLER - 4235 W LAKE MARY BLVD	\$6,500		6/8/2017
07459	RANGE HOOD	\$10,000		6/5/2017
04918	INTERIOR ALTERATION - 4235 W LAKE MARY BLVD	\$65,000	10/17/2017	4/17/2017
05502	ELECTRICAL - 4257 W LAKE MARY BLVD	\$500		5/13/2016
05514	REROOF STAPLES	\$85,600		5/13/2016
04140	FIRE SUPPRESSION SYSTEM - AMEREX WET CHEMICAL	\$3,000		4/19/2016
03709	MECHANICAL - INSTALL (2) 7.5 TON RTU, (1) 10 RTU, & (3) 15KW HEATERS - KEKE'S - 4225 W LAKE MARY BLVD	\$20,500		4/5/2016
03426	ADD/RELOCATE FIRE SPRINKLER HEADS - 4257 W LAKE MARY BLVD	\$1,452		3/29/2016
03115	INSTALL NEW GREASE TRAPS - 4225 W LAKE MARY BLVD	\$12,000		3/22/2016
00889	INTERIOR ALTERATION - 4275 W LAKE MARY BLVD	\$30,000		2/29/2016
02158	RANGE HOOD - 4225 W LAKE MARY BLVD	\$16,000		2/29/2016
01976	WALL SIGN - 4257 W LAKE MARY BLVD	\$4,690		2/25/2016
00591	FIRE SPRINKLER - 4225 W LAKE MARY BLVD	\$4,860		2/5/2016

00536	WALL SIGN	\$3,780		2/3/2016
00828	LEVEL 2 ALTERATION - NO C/O REQUIRED - 4257 W LAKE MARY BLVD	\$81,824	5/5/2016	1/26/2016
00141	FABRICATE & INSTALL 1 SET OF KEKE'S BREAKFAST CAFÉ SIGNAGE ON STORE FRONT FASCIA - 4225 W LAKE MARY BLVD	\$7,530		1/6/2016
13421	INTERIOR RENOVATION TO EXISTING RESTAURANT SPACE IN ORDER TO CREATE THE NEW KEKE'S BREAKFAST CAFÉ - 4225 W LAKE MARY BLVD	\$300,000	4/27/2016	12/1/2015
08718	FIRE SUPPRESSION SYSTEM - 4235 W LAKE MARY BLVD	\$1,500		9/2/2015
08719	RANGE HOOD	\$23,091		9/2/2015
08718	INSTALL FIRE SUPPRESSION SYSTEM - 4235 W LAKE MARY BLVD	\$1,500	9/8/2015	8/4/2015
08719	INSTALL HOOD SYSTEM - 4235 W LAKE MARY BLVD	\$23,091	9/8/2015	8/4/2015
07777	SIGN(POLE,WALL,FASCIA) PAD EPR PERMIT: 4229 W LAKE MARY BLVD (GREENWOOD AT LAKE MARY).	\$2,400		7/24/2015
04543	LEVEL 2 INTERIOR ALTERATION - 4235 W LAKE MARY BLVD	\$6,000	9/8/2015	4/28/2015
03218	ADD/RELOCATE FIRE SPRINKLERS - 4225 W LAKE MARY BLVD	\$3,750		3/27/2015
02769	WALL SIGN & FACE CHANGE - 4255 W LAKE MARY BLVD	\$1,550		3/18/2015
02361	HOOD SYSTEM NFPA 96 - 4225 W LAKE MARY BLVD	\$450		3/9/2015
01154	INTERIOR ALTERATION - LEVEL 2 - 4255 W LAKE MARY BLVD	\$69,500	5/13/2015	2/5/2015
00093	MODIFICATIONS TO EXISTING FIRE SPRINKLER SYSTEM	\$850		1/6/2015
12401	WALL SIGN	\$800		12/22/2014
09999	INTERIOR ALTERATION - 4247 W LAKE MARY BLVD	\$20,000		10/8/2014
08570	WALK-IN COOLER - GATOR'S DOCKSIDE - 4349 W LAKE MARY BLVD	\$3,000		8/27/2014
07242	ADD 1 HORN STROBE & TIE-IN NEW DRY PIPE VALVE - GATOR'S DOCKSIDE - 4349 W LAKE MARY BLVD	\$1,850		7/24/2014
07244	ADD DRY SYSTEM TO EXISTING RISER - GATOR'S DOCKSIDE - 4349 W LAKE MARY BLVD	\$15,000		7/24/2014
01626	CONSTRUCT ADDITION FOR OUTDOOR PORCH DINING AREA - GATOR DOCKSIDE - 4349 W LAKE MARY BLVD	\$44,255		2/25/2014
07839	MECHANICAL - 4349 W LAKE MARY BLVD	\$8,665		9/16/2013
09207	REPAIRS DUE TO FIRE DAMAGE - 4247 W LAKE MARY BLVD	\$1,500		12/13/2012
07367	INSTALL 1 SET OF FLUSH MOUNTED ILLUMINATED CHANNEL LETTER - 4227 W LAKE MARY BLVD	\$4,000		9/27/2012

06912	INTERIOR BUILDOUT - UNIT #104 THAT HAS BEEN SUBDIVIDED INTO 2 UNITS - 4A & 4B - THIS IS FOR UNIT 4B - 4227 W LAKE MARY BLVD	\$41,786	11/20/2012	9/13/2012
06543	ADD & RELOCATE FIRE SPRINKLERS - PREMIUM PROPERTIES - 4227 W LAKE MARY BLVD	\$1,600		8/27/2012
06264	INSTALL SMALL EXHAUST HOOD - WHICH WHICH - 4287 W LAKE MARY BLVD	\$2,500		8/16/2012
06262	INSTALL WALK-IN COOLER - WHICH WHICH - 4287 W LAKE MARY BLVD	\$4,200		8/16/2012
06090	FIRE ALARM SYSTEM - TENANT SPACE 4B	\$1,200		8/10/2012
05050	LANDLORD SCOPE TENANT SPACE - VANILLA SHELL - 4227 W LAKE MARY BLVD	\$62,600		7/5/2012
04710	ADD & RELOCATE FIRE SPRINKLERS FOR NEW TENANT REMODEL - WHICH WHICH - 4287 W LAKE MARY BLVD	\$3,250		6/21/2012
04531	ILLUMINATED WALL SIGN FOR "WHICH WICH" SANDWICH SHOP - 4287 W LAKE MARY BLVD	\$5,260		6/18/2012
03258	INTERIOR ALTERATION - WHICH WICH RESTAURANT - 4287 W LAKE MARY BLVD	\$70,000	8/27/2012	5/1/2012
02104	WALL SIGN FOR GREAT LAKES CARPET & TILE - 4257 W LAKE MARY BLVD	\$1,940		3/21/2012
02019	INSTALL AMEREX WET CHEMICAL FIRE SUPPRESSION SYSTEM - UL 300 IN INDIAN RESTAURANT - 4275 W LAKE MARY BLVD	\$2,480		3/19/2012
00912	ADD & RELOCATE SPRINKLERS FOR NEW TENANT - INDIAN RESTAURANT - 4275 W LAKE MARY BLVD	\$1,800		2/10/2012
00805	INSTALL 20' GREASE HOOD, 2 EXHAUST FANS, & 2 MAKE-UP FANS - 4275 W LAKE MARY BLVD	\$20,000		2/6/2012
08401	ADD 7 & RELOCATE AUTOMATIC FIRE SPRINKLERS PER TENANT BUILDOUT - ORANGE LEAF YOGURT - 4255 W LAKE MARY BLVD	\$2,700		10/27/2011
08056	REPLACEMENT OF WALL SIGNAGE ON NEW COPY FOR TENANT GROUND SIGN - ORANGE LEAF YOGURT - 4255 W LAKE MARY BLVD	\$6,185		10/12/2011
07359	INTERIOR RENOVATION - 4255 W LAKE MARY BLVD	\$130,000	12/7/2011	9/13/2011
06928	INTERIOR BUILDOUT - INDIA RESTAURANT - 4275 W LAKE MARY BLVD	\$94,720		8/25/2011
04795	INSTALL SIGN - LIBERTY MUTUAL; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$3,000		6/14/2011
04520	FIRE ALARM SYSTEM - LIBERTY MUTUAL; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$4,060		6/7/2011
04556	ACCESS CONTROL PANEL & EQUIPMENT - LIBERTY MUTUAL; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$7,833		6/7/2011
04394	ADD/RELOCATE FIRE SPRINKLER - LIBERTY MUTUAL; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$3,245		6/2/2011

03329	INSTALL FIRE SYSTEM IN EXHAUST HOOD - GOLDEN CHINA; PAD PER PERMIT 4225 W LAKE MARY BLVD	\$1,800		4/29/2011
02991	INTERIOR ALTERATIONS - LIBERTY MUTUAL; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$135,915	8/18/2011	4/21/2011
00823	INSTALL RANGE HOOD SUPPRESSION SYSTEM - PITA PIT; PAD PER PERMIT 4235 W LAKE MARY BLVD	\$2,300		2/3/2011
00824	RE-HANG RANGE HOOD & FANS DUE TO REMOVING THEM - PITA PIT; PAD PER PERMIT 4235 W LAKE MARY BLVD	\$2,200		2/3/2011
00781	WALL SIGN - PITA PIT; PAD PER PERMIT 4235 W LAKE MARY BLVD	\$5,000		2/2/2011
00784	ADD SPRINKLERS IN NEW SUSPENDED CEILING - TOWN PARK NAILS; PAD PER PERMIT 4279 W LAKE MARY BLVD	\$1,940		2/2/2011
00792	INSTALL NEW RANGE HOOD & GRILL - GOLDEN CHINA	\$12,000		2/2/2011
08194	SHELL PREP OF TENANT SPACE FOR TENANT BUILDOUT ; PAD PER PERMIT 4287 W LAKE MARY BLVD	\$35,000	12/21/2010	12/21/2010
09452	FIRE SPRINKLER SYSTEM INSTALLATION; PAD PER PERMIT 4279 W LAKE MARY BLVD	\$1,495		12/8/2010
09001	INTERIOR ALTERATION; PAD PER PERMIT 4279 W LAKE MARY BLVD	\$44,070	5/5/2011	11/18/2010
08082	CONSTRUCTION OF 1 HR FIREWALL TO DIVIDE EXISTING SPACE INTO 2 SPACES - NEW EXTERIOR DOORS TO EGRESS WC; PAD PER PERMIT 4279 W LAKE MARY BLVD	\$60,000	12/14/2010	10/12/2010
03742	DUCT WORK - CORK & OLIVE; PAD PER PERMIT 4247 W LAKE MARY BLVD	\$6,700		4/11/2008
03570	RELOCATE FIRE SPRINKLERS - CORK & OLIVE; PAD PER PERMIT 4247 W LAKE MARY BLVD	\$5,400		4/8/2008
01787	ELECTRICALLY LIT SIGN - CORK & OLIVE; PAD PER PERMIT 4247 W LAKE MARY BLVD	\$850		2/21/2008
01341	INTERIOR ALTERATION - CORK & OLIVE; PAD PER PERMIT 4247 W LAKE MARY BLVD	\$70,000	5/23/2008	2/7/2008
09688	EXTERIOR ROOF LADDER - HOLLYWOOD HOUNDS; PAD PER PERMIT 4275 W LAKE MARY BLVD	\$2,300		8/21/2006
03975	CHANGE EXISTING RAMPS TO MEET CODE @ ALL SHOPS	\$5,000		4/7/2006
20984	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 4239 W LAKE MARY BLVD	\$3,621		12/19/2005
20505	INTERIOR BUILDOUT; PAD PER PERMIT 4239 W LAKE MARY BLVD	\$262,800		12/6/2005
16059	2 WALL SIGNS; PAD PER PERMIT 4309 W LAKE MARY BLVD	\$2,320		8/25/2005
07089	INSTALL 51.75' SQ WALL SIGN & 48.13' SQ GROUND SIGN; PAD PER PERMIT 4357 W LAKE MARY BLVD	\$2,375		4/8/2005
03440	INSTALLING WALK-IN COOLER/FREEZER	\$5,150		2/15/2005

16908	ICE-CREAM SHOP; PAD PER PERMIT 4355 W LAKE MARY BLVD	\$150,000	5/20/2005	12/16/2004
05945	SIGN; PAD PER PERMIT 4255 W LAKE MARY BLVD	\$0		5/21/2004
03321	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4255 W LAKE MARY BLVD	\$700		3/26/2004
03244	SIGNATURE REAL ESTATE SIGN; PAD PER PERMIT 4251 W LAKE MARY BLVD	\$0		3/25/2004
01486	INTERIOR ALTERATION; PAD PER PERMIT 4255 W LAKE MARY BLVD	\$35,000	3/31/2004	2/11/2004
01065	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4255 W LAKE MARY BLVD	\$600		1/30/2004
00144	INTERIOR BUILDOUT; PAD PER PERMIT 4251 W LAKE MARY BLVD	\$20,000	3/29/2004	1/6/2004
00343	REPAIR AT SLOPED - REMOVE EXISTING METAL PANELS, & INSTALL PLYWOOD OVER METAL FRAMING; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$34,500		1/1/2003
11929	WALL SIGN; PAD PER PERMIT 4251 W LAKE MARY BLVD	\$0		12/1/2002
09116	CUT DOORS & OPENINGS IN EXISTING PARTITION WALL; KATELYN'S CLOSET; PAD PER PERMIT 4247 W LAKE MARY BLVD	\$500		9/1/2002
07801	REPAIR DRYWALL & REPLACE SHEET ROCK; PAD PER PERMIT 4255 W LAKE MARY BLVD	\$250		8/1/2002
01700	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4263 W LAKE MARY BLVD	\$900		2/1/2002
00459	SALON RENOVATION FOR NAIL CARE FACILITY; PAD PER PERMIT 4265 W LAKE MARY BLVD	\$6,000		1/1/2002
11134	PAD PER PERMIT; 4219 W LAKE MARY BLVD INSTALL FIRE SPRINKLERS.	\$50,000		12/1/2001
08968	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 4225 W LAKE MARY BLVD	\$2,100		9/1/2001
09080	WALL SIGN; PAD PER PERMIT 4225 W LAKE MARY BLVD	\$0		9/1/2001
09085	WALL SIGN; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$0		9/1/2001
07976	NEW CONSTRUCTION ON DOCK; STAPLES	\$10,000		8/1/2001
05484	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4219 W LAKE MARY BLVD	\$1,200		6/1/2001
06102	RANGE HOOD; PAD PER PERMIT 4225 W LAKE MARY BLVD	\$3,500		6/1/2001
05876	INSTALL FIRE SPRINKLERS/ MAIN	\$750		6/1/2001
05877	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4235 W LAKE MARY BLVD	\$1,600		6/1/2001
05725	ELECTRICAL WIRING	\$0		6/1/2001
04890	PERMIT PAD 4275 W LAKE MARY BLVD (CARD & PARTY WREHSE) INTERIOR ALTERATIONS	\$9,600		5/1/2001
04760	INSTALL FIRE SPRINKLERS/MAIN PERMIT PAD 4265 W LAKE MARY BLVD	\$2,690		5/1/2001

04894	PERMIT PAD 4247 W LAKE MARY BLVD INTERIOR ALTERATIONS (KIDDY WINKS)	\$1,200		5/1/2001
04397	PERMIT PAD 4243 LAKE MARY BLVD W GYM-TIME FOR KIDS	\$15,519		5/1/2001
04398	WIRING	\$0		5/1/2001
04896	PERMIT PAD 4255 W LAKE MARY BLVD INTERIOR ALTERATIONS(SABLESTONE)	\$2,400		5/1/2001
04217	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4219 W LAKE MARY BLVD	\$2,200		5/1/2001
05086	WIRING	\$0		5/1/2001
04471	WALL SIGN	\$0		5/1/2001
04102	QUIZNO'S; PAD PER PERMIT 4235 W LAKE MARY BLVD;INTERIOR ALTERATIONS	\$74,000	7/5/2001	5/1/2001
04317	WIRING	\$0		5/1/2001
04283	WALL SIGN; PAD PER PERMIT 4235 W LAKE MARY BLVD	\$0		5/1/2001
03630	WALL SIGN PERMIT PAD 4279 W LAKE MARY BLVD	\$0		4/1/2001
03756	WALL SIGN; PAD PER PERMIT 4219 W LAKE MARY BLVD	\$0		4/1/2001
03628	WALL SIGN PERMIT PAD 4267 W LAKE MARY BLVD	\$0		4/1/2001
03626	WALL SIGN PERMIT PAD 4265 W LAKE MARY BLVD	\$0		4/1/2001
03629	WALL SIGN PERMIT PAD 4275 W LAKE MARY BLVD	\$0		4/1/2001
02839	SIGN; PAD PER PERMIT 4255 W LAKE MARY BLVD; CONTRACTOR - UNITED STUDIOS CORP	\$0		4/1/2001
02710	CATO-INTERIOR FINISH AND BUILDOUT	\$15,000	5/23/2001	3/1/2001
02785	INSTALL FIRE ALARM SYSTEM. GREENWOOD AT LAKE MARY	\$3,500		3/1/2001
02603	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4265 W LAKE MARY BLVD; CONTRACTOR - BUENA VISTA FIRE PROTECTION, I	\$1,500		3/1/2001
02444	INSTALL FIRE SPRINKLER'S	\$1,900		3/1/2001
01254	INTERIOR RENOVATION	\$51,320	7/20/2001	2/1/2001
01388	INTERIOR BUILDOUT EDUCATIONAL	\$0	8/20/2001	2/1/2001
00731	ELECTRIC WIRING; PAD PER PERMIT 4217 W LAKE MARY BLVD	\$500		1/1/2001
11102	INTERIOR BUILDOUT	\$3,500	11/5/2001	12/1/2000
10901	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$2,400		12/1/2000
11134	PAD PER PERMIT; 4219 W LAKE MARY BLVD INSTALL FIRE SPRINKLERS/MAIN	\$50,000		12/1/2000
10694	PAD PER PERMIT; 4267 W LAKE MARY BLVD; GREENWOOD AT LAKE MARY; INTERIOR ALTERATIONS.	\$89,000	6/14/2001	11/1/2000
09808	ELECTRIC WIRING; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$0		10/30/2000
09804	ELECTRIC WIRING; PAD PER PERMIT 4213 W LAKE MARY BLVD	\$0		10/27/2000



09323	MECHANICAL & CONDENSOR; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$15,000		10/11/2000
09100	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$0		10/4/2000
08422	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$2,200		9/12/2000
08205	RANGE HOOD; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$4,500		9/1/2000
08202	RANGE HOOD; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$12,000		9/1/2000
07173	SHOPPES @ LK MARY COLLECTION - SHELL; PAD PER PERMIT 4217 W LAKE MARY BLVD	\$410,000		8/3/2000
05603	ELECTRIC WIRING; PAD PER PERMIT 4301 W LAKE MARY BLVD; CONTRACTOR - STATEWIDE ELECTRIC INC	\$0		6/16/2000
04975	MONUMENT SIGN; PAD PER PERMIT 4301 W LAKE MARY BLVD; CONTRACTOR - GRIMSLEY, ALAN WAYNE	\$0		5/31/2000
04984	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 4215 W LAKE MARY BLVD; CONTRACTOR - CALABRO, STEPHEN GREGORY	\$950		5/31/2000
04621	WALL SIGN; PAD PER PERMIT 4215 W LAKE MARY BLVD; CONTRACTOR - HANSON, MARK A	\$0		5/18/2000
04281	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$9,500		5/10/2000
03792	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4215 W LAKE MARY BLVD	\$27,767		4/1/2000
02949	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 4215 W LAKE MARY BLVD	\$3,883		4/1/2000
01984	GATORS AT THE LAKE MARY COLLECTION; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$408,100	10/31/2000	3/1/2000
00537	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4215 W LAKE MARY BLVD	\$18,528		1/1/2000
00696	MISC ELECTRIC WIRING; PAD PER PERMIT 4213 W LAKE MARY BLVD	\$0		1/1/2000
09467	STAPLES; PAD PER PERMIT 4215 W LAKE MARY BLVD	\$893,000	4/13/2001	11/10/1999

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2014	1200	\$6,528	\$4,896
WALKS CONC COMM	2000	836	\$4,548	\$1,819
WALKS CONC COMM	2001	9620	\$52,333	\$22,242
COMMERCIAL ASPHALT DR 2 IN	2000	270508	\$730,372	\$292,149
COMMERCIAL ASPHALT DR 2 IN	2001	56055	\$151,349	\$64,323
BLOCK WALL - SF	2014	320	\$4,438	\$3,329
POLE LIGHT 1 ARM	2000	2	\$3,708	\$3,708
LOAD WELL	2000	1397	\$2,878	\$1,151

POLE LIGHT 2 ARM	2000	12	\$43,260	\$43,260
BLOCK WALL - SF	2001	704	\$9,764	\$4,150
4' CHAIN LINK FENCE - LIN FT	2014	110	\$1,183	\$789
POLE LIGHT 1 ARM	2001	1	\$1,854	\$1,854
POLE LIGHT 2 ARM	2001	4	\$14,420	\$14,420

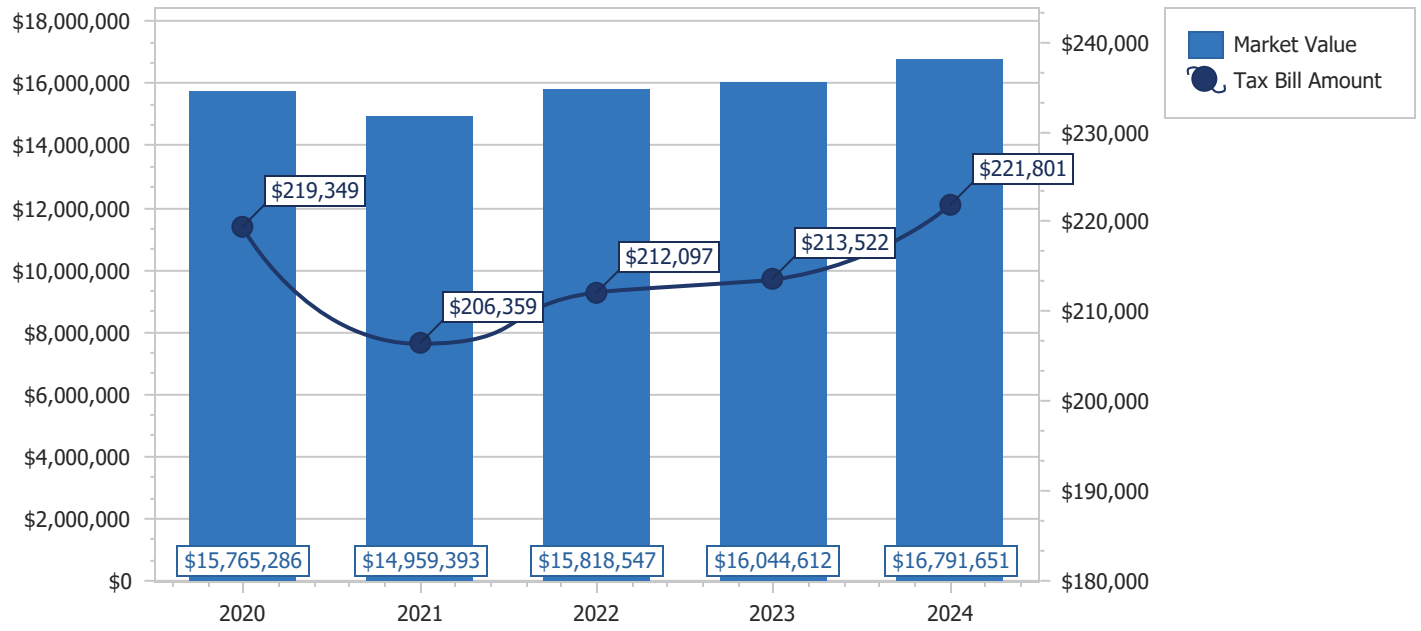
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

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 20

School DistrictsA	
Elementary	Lake Mary
Middle	Greenwood Lakes
High	Lake Mary

UtilitiesA	
Fire Station #	Station: 36 Zone: 364
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value HistoryA



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

**Receipt Details**

**Date:** 4/25/2025 10:53:01 AM  
**Project:** 25-32000008  
**Credit Card Number:** 41\*\*\*\*\*8254  
**Authorization Number:** 025555  
**Transaction Number:** 250425O2D-C114B49B-9825-40D2-89D2-69CE97C1114C  
**Total Fees Paid:** 1362.50

**Fees Paid**

Description	Amount
COPY FEES	10.00
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1362.50