



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

PM Hilary
PROJ #: 25-32000013
BS #: 2025-013
MEETING: _____
Received and Paid 10/01/2025

SPECIAL EXCEPTION

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

APPLICATION TYPE/FEE

SPECIAL EXCEPTION \$1,350.00	☐ CHURCH	☐ RIDING STABLE
	☐ DAYCARE	☐ ASSISTED LIVING FACILITY (ALF)
	☐ SCHOOL	☒ ALCOHOLIC BEVERAGE ESTABLISHMENT
	☐ GROUP HOME	☐ COMMUNICATION TOWER
	☐ KENNEL	☐ OTHER: _____

PROPERTY

PARCEL ID #: 07-21-29-300-016G-000 07-21-29-300-016G-0000	
ADDRESS: 474 S. Hunt Club Blvd Apopka, FL 32703	
TOTAL ACREAGE: 10.22	CURRENT USE OF PROPERTY: recreation / assembly
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ZONING: 83 Foxwood PD	FUTURE LAND USE: Planned Development
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? ☒ YES ☐ NO	

OWNER

NAME: John C Vick III	COMPANY: V 3 Capital Fund I Manager, LLC
ADDRESS: 496 S. Hunt Club Blvd	
CITY: Apopka	STATE: FL ZIP: 32703
PHONE: (407) 848-1663	EMAIL: john@v3capital.com

APPLICANT/CONSULTANT

NAME: Mo Khalil	COMPANY: Invicta Apopka, LLC dba. The Picklr
ADDRESS: 2487 Aloma Ave Suite 101	
CITY:	STATE: FL ZIP: 32792
PHONE: 407-375-4643	EMAIL: mo.khalil@thepicklrfanchise.com


SIGNATURE OF OWNER/AUTHORIZED AGENT

9-30-25
DATE

**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: V 3 HC Retail, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
V 3 Capital Fund II Manager, LLC	Manager	496 S. Hunt Club Blvd., Apopka, FL 32703	100%

(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: _____

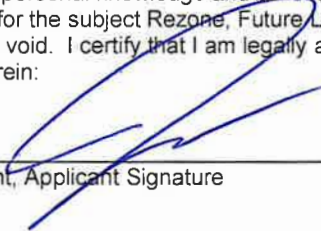
Specify any contingency clause related to the outcome for consideration of the application: _____

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:

Date

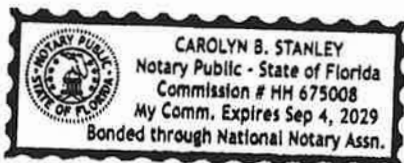
9/26/25

Owner, Agent, Applicant Signature



**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26 day of September, 20 25, by John C. Vick III, who is ☒ personally known to me, or ☐ has produced _____ as identification.



Signature of Notary Public



Carolyn B. Stanley
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, V 3 HC Retail, LLC, the owner of record for the following described property [Parcel ID Number(s)] 07-21-300-016G-0000 hereby designates Mohamed Khalil to act as my authorized agent for the filing of the attached application(s) for:

☒ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☐ Rezone	☐ Site Plan	☐ Special Event
☒ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

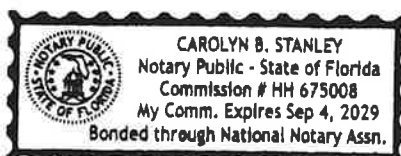
9/2/2025
Date


Property Owner's Signature
John C Vick III
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared John C. Vick III, manager of V3 HC Retail, LLC (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 2 day of September, 2025.



Carolyn B Stanley
Notary Public

Property Record Card



Parcel: 07-21-29-300-016G-0000
Property Address: 474 S HUNT CLUB BLVD APOPKA, FL 32703
Owners: V 3 HC RETAIL LLC
 2026 Market Value \$8,985,093 Assessed Value \$8,985,093 Taxable Value \$8,985,093
 2025 Tax Bill \$122,907.09
 Retail Center-Anchored property w/1st Building size of 52,291 SF and a lot size of 10.22 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-21-29-300-016G-0000
Property Address	474 S HUNT CLUB BLVD APOPKA, FL 32703
Mailing Address	496 S HUNT CLUB BLVD APOPKA, FL 32703-4948
Subdivision	
Tax District	01:County Tax District
DOR Use Code	16:Retail Center-Anchored
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	4	4
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$8,985,093	\$8,985,093
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	\$8,985,093	\$8,985,093

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$122,907.09
Tax Bill Amount	\$122,907.09
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 V 3 HC RETAIL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 29E
BEG SE COR TRACT A FOXWOOD PHASE 1
RUN S 394.14 FT SLY ON CURVE 23.33
FT S 131.54 FT W 804.81 FT N 558.16
FT E 804.27 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$8,985,093	\$0	\$8,985,093
Schools	\$8,985,093	\$0	\$8,985,093
FIRE	\$8,985,093	\$0	\$8,985,093
ROAD DISTRICT	\$8,985,093	\$0	\$8,985,093
SJWM(Saint Johns Water Management)	\$8,985,093	\$0	\$8,985,093

Sales

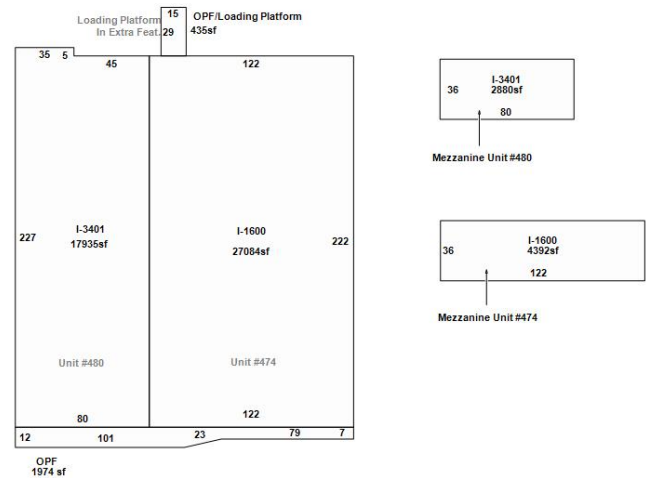
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/27/2019	\$7,980,000	09450/0804	Improved	Yes
SPECIAL WARRANTY DEED	6/1/2016	\$4,625,000	08718/0436	Improved	No
CERTIFICATE OF TITLE	4/1/2014	\$100	08244/1109	Improved	No
SPECIAL WARRANTY DEED	9/1/2005	\$7,700,000	05927/0246	Improved	Yes
SPECIAL WARRANTY DEED	7/1/1996	\$3,500,000	03095/0077	Improved	No
CERTIFICATE OF TITLE	5/1/1988	\$4,600,000	01959/0166	Improved	No
SPECIAL WARRANTY DEED	6/1/1985	\$6,600,000	01675/1188	Improved	No
SPECIAL WARRANTY DEED	10/1/1983	\$925,000	01499/1278	Vacant	No
WARRANTY DEED	2/1/1982	\$603,000	01378/0391	Vacant	Yes

Land

Units	Rate	Assessed	Market
449,240 SF	\$8.96/SF	\$4,025,190	\$4,025,190

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	52291
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$4,744,308
Assessed	\$2,514,483

* Year Built = Actual / Effective

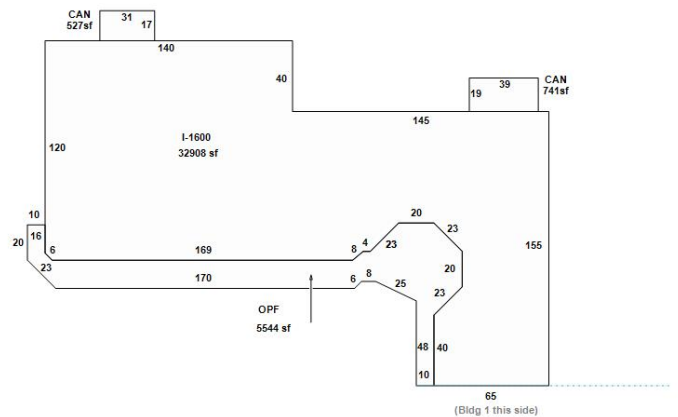


Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	1974
OPEN PORCH FINISHED	435

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	32908
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$2,801,608
Assessed	\$1,484,852

* Year Built = Actual / Effective

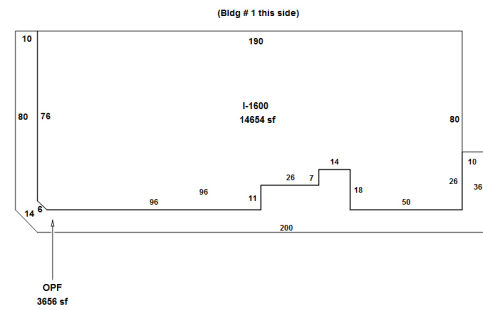


Building 2

Appendages	
Description	Area (ft ²)
CANOPY	741
CANOPY	527

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	14654
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$1,293,680
Assessed	\$705,056

* Year Built = Actual / Effective



Sketch by Apex Sketch

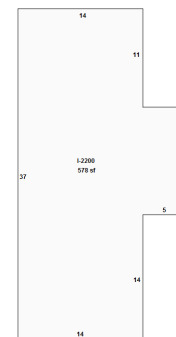
Building 3

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	3656

Building Information	
#	4
Use	WOOD BEAM/COLUMN
Year Built*	2011
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	578
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$97,610
Assessed	\$80,528

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 4

Permits

Permit #	Description	Value	CO Date	Permit Date
13816	480 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-sign	\$2,300		3/10/2025

16247	474 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-EXISTING SHELL BUILDING TENANT SPACE CO - THE PICKLR - SHOPPES @ HUNT CLUB	\$600,000	7/3/2025	2/25/2025
11206	474 S HUNT CLUB BLVD: DEMO COMMERCIAL PARTIAL-EXISTING STRUCTURE TO REMAIN - NO WORK. THE PICKLR APOKA AT SHOPPES @ HUNT CLUB	\$20,000		11/20/2024
16386	464 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Sign	\$155		11/13/2024
15627	474 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Sign	\$15,936		10/31/2024
05761	480 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-COMMERCIAL BUILDING CC - AMPED FITNESS AT SHOPPES @ HUNT CLUB (STE. 480)	\$125,000	10/1/2024	7/31/2024
04702	496 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-INTERIOR BUILD OUT IN SHOPPING CENTER - V3 OFFICE EXPANSION - SHOPPES @ HUNT CLUB	\$172,986	11/20/2024	6/14/2024
13327	488 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Wall Sign & Copy Changes on Pylon Sign	\$2,300		9/11/2023
07544	470 S HUNT CLUB BLVD: FENCE/WALL COMMERCIAL-Wood Privacy Fence	\$12,520		6/1/2023
01339	464 S HUNT CLUB BLVD: HOOD SYSTEM NFPA 96	\$3,500		3/1/2023
20118	464 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Wall Sign & Copy Changes on Pylon Sign	\$7,500		12/8/2022
19437	504 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Wall Sign & Copy Changes on Pylon Sign	\$8,760		12/2/2022
09225	502 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-Retail Shopping Center NEED CC	\$100,000	3/9/2023	12/1/2022
14850	456 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Illuminated Wall Sign	\$1,655		9/27/2022
07025	454 S HUNT CLUB BLVD: PLUMBING - COMMERCIAL-	\$2,495		8/30/2022
05417	496 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-Retail Shopping Center CC IF REQUESTED	\$75,000	8/1/2022	5/24/2022
01054	502 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-Retail strip center	\$75,000		5/3/2022
00264	452 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-	\$875		12/22/2021
15243	456 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-remodel existing Great Clips Hair salon	\$59,500	4/6/2022	11/24/2021
00679	510 S HUNT CLUB BLVD: ELECTRICAL - COMMERCIAL-	\$10,500		4/29/2021
20036	510 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-CHG OF OCC. CO REQUIRED	\$100,000	4/21/2021	2/23/2021
20751	452 S HUNT CLUB BLVD: ELECTRICAL - COMMERCIAL-	\$3,700		1/26/2021

20352	510 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-WALL SIGN	\$3,000		1/4/2021
19768	510 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-WALL SIGN	\$10,000		1/4/2021
16509	510 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-DEMO FOR FUTURE ACE HARDWARE, CC	\$50,000	4/29/2021	12/3/2020
18075	452 S HUNT CLUB BLVD: ELECTRICAL - COMMERCIAL-Commercial Unit #452	\$3,875		11/20/2020
16209	510 S HUNT CLUB BLVD: OTHER BUILDING COMMERCIAL-BLEACH Storage Tank	\$1,000		11/4/2020
15117	510 S HUNT CLUB BLVD: ABOVE GROUND FUEL TANK INSTALLATION	\$800		10/2/2020
05258	502 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-Hunt Club Shopping Center	\$30,000	9/21/2020	7/17/2020
09167	496 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Install illuminated wall sign	\$5,600		7/6/2020
08683	502 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Channel letters and vinyl	\$8,935		6/30/2020
07724	506 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Wall Sign	\$2,180		6/15/2020
03259	502 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-Former Golf Academy Space	\$15,000		3/10/2020
17884	506 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-LEVEL 2 ALT CHG OF USE CO REQ	\$192,813		3/5/2020
16425	438 S HUNT CLUB BLVD: REROOF COMMERCIAL-Existing Building	\$141,000		12/5/2019
03127	ELECTRICAL- 448 S HUNT CLUB BLVD	\$250		3/7/2019
02861	ELECTRICAL- 448 S HUNT CLUB BLVD	\$2,319		3/1/2019
01078	WALL SIGN- 486 S HUNT CLUB BLVD	\$2,211		2/22/2019
18008	FIRE SUPPRESSION- 448 S HUNT BLVD	\$1,850		2/18/2019
11896	RANGEHOOD	\$10,000		10/25/2018
07413	ALTERATION- 448 S HUNT CLUB BLVD	\$350,000	3/13/2019	10/19/2018
10195	448 S HUNT CLUB BLVD: WALK / REACH - IN COOLER COMMERCIAL	\$5,000		9/17/2018
13777	448 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Wall Sign and Tenant Panel Face Changes	\$2,300		9/11/2018
01959	SIGN- 488 S HUNT CLUB BLVD	\$1,050		3/2/2018
6591	ELECTRICAL - REBOUNDEREZ	\$40,704		6/8/2017
06049	SUITE IN PLAZA - 488 S HUNT CLUB BLVD	\$700	7/14/2017	5/9/2017
02402	HOOK-UP ANSUL HOOD SUPPRESSION - JERSEY MIKE'S - 450 S HUNT CLUB BLVD	\$1,500		2/24/2017
13828	FIRE ALARM SYSTEM INSTALLATION - 480 S HUNT CLUB BLVD	\$24,283		11/30/2016
12981	INSTALL RACEWAY SIGN TO FRONT OF BLDG - JERSEY MIKE'S SUBS - 450 S HUNT CLUB BLVD	\$1,600		11/9/2016
12770	ADD & RELOCATE FIRE SPRINKLER SYSTEM PER NFPA 13/2010	\$3,200		11/3/2016

12363	ADD & RELOCATE SPRINKLERS FOR NEW TENANT BUILDOUT - 480 S HUNT CLUB BLVD	\$42,000		10/26/2016
11568	INTERIOR BUILDOUT OF JERSEY MIKE'S SUBS - 450 S HUNT CLUB BLVD	\$121,500	5/2/2017	10/5/2016
11569	INSTALL HVAC, WALK-IN COOLER, & FREEZER - JERSEY MIKE'S SUBS - 450 S HUNT CLUB BLVD	\$3,500		10/5/2016
11570	INSTALL RANGE HOOD - 450 S HUNT CLUB BLVD - JERSEY MIKE'S SUBS	\$5,000		10/5/2016
11256	INSTALL NEW ACRYLIC FACES & NEW HEADER, ON EXISTING MONUMENT SIGN - ADD NEW STONE VENEER, TO BASE OF POLE COVERS - 440 S HUNT CLUB BLVD	\$23,050		9/27/2016
11260	INSTALL WALL SIGN & HOOK TO EXISTING ELECTRIC - RETRO FITNESS - 480 S HUNT CLUB BLVD	\$1,000		9/27/2016
11019	LEVEL 2 ALTERATION - TENANT IMPROVEMENTS FOR NEW OFFICE TO INCLUDE NEW HVAC, ELECTRICAL, & PLUMBING - 496 S HUNT CLUB BLVD	\$300,000		9/21/2016
10675	4 MONTH TEMPORARY CHANGE OF SERVICE - 452 S HUNT CLUB BLVD	\$500		9/13/2016
09677	INTERIOR BUILD-OUT - RETRO FITNESS - 480 S HUNT CLUB BLVD	\$632,033	4/10/2017	8/17/2016
05784	FIRE SUPPRESSION SYSTEM - 444 S HUNT CLUB BLVD	\$900		5/19/2016
01756	MECHANICAL	\$5,200		2/24/2015
01345	DEMOLISH PHASE 1 & 2 - MEZZANINE & OTHER HALF OF BUILDING	\$20,000		2/10/2015
00536	SIGN - REBOUNDERZ	\$2,200		1/20/2015
10503	FIRE SPRINKLER SYSTEM INSTALLATION	\$27,566		10/23/2014
10161	FIRE ALARM SYSTEM INSTALLATION	\$27,963		10/14/2014
09427	INTERIOR ALTERATION	\$154,295	7/29/2016	9/22/2014
09107	REMOVE CEILING GRID	\$1,500		9/15/2014
02902	MECHANICAL - 456 S HUNT CLUB BLVD	\$5,500		5/2/2013
00772	RELOCATE EXISTING SIGN & ADD FLAME GRAPHICS - TIAQUANA FLATS - 444 S HUNT CLUB BLVD	\$1,800		2/5/2013
08982	ELECTRICAL - 442 S HUNT CLUB BLVD	\$1,250		12/4/2012
08025	INTERIOR ALTERATIONS - EXPANDING EXISTING RESTAURANT INTO ADJOINING SPACE - TIJUANA FLATS BURRITO CO - 442 S HUNT CLUB BLVD	\$80,000	2/18/2013	10/23/2012
04605	INTERNALLY ILLUMINATED RACEWAY MOUNTED CHANNEL LETTER ON FRONT ELEVATION - GOLF ACADEMY OF AMERICA; PAD PER PERMIT 510 S HUNT CLUB BLVD	\$9,750		6/9/2011
03804	FIRE ALARM SYSTEM INSTALLATION - GOLF ACADEMY OF AMERICA; PAD PER PERMIT 510 S HUNT CLUB BLVD	\$10,125		5/13/2011
03033	LOW VOLTAGE DATA & TELEPHONE - GOLF ACADEMY; PAD PER PERMIT 510 S HUNT CLUB BLVD	\$19,900		4/22/2011

02696	ADD & RELOCATE FIRE SPRINKLERS; PAD PER PERMIT 510 S HUNT CLUB BLVD	\$24,000		4/13/2011
01912	INSTALLING 4 CCTV CAMERA/SECURITY SYSTEM - TOPPER'S CREAMY; PAD PER PERMIT 512 S HUNT CLUB BLVD	\$3,360		3/17/2011
01325	SINGLE FACED WALL SIGN - TIJUANA FLATS; PAD PER PERMIT 444 S HUNT CLUB BLVD	\$6,200		2/24/2011
01166	DUMPSTER ENCLOSURE - TOPPER CREAMY; PAD PER PERMIT 512 S HUNT CLUB BLVD	\$2,250		2/16/2011
01151	INTERIOR RENOVATION - GOLF ACADEMY OF AMERICA; PAD PER PERMIT 510 S HUNT CLUB BLVD	\$1,253,000	8/1/2011	2/16/2011
00318	INSTALLING 2 AWNINGS - TOPPERS CREAMERY; PAD PER PERMIT 512 S HUNT CLUB BLVD	\$8,000		1/13/2011
09712	SINGLE FACE NEON WALL SIGN; PAD PER PERMIT 512 S HUNT CLUB BLVD	\$20,000		12/17/2010
07844	NEW BUILDING	\$150,000	6/22/2011	9/30/2010
03455	MECHANICAL; PAD PER PERMIT 450 S HUNT CLUB BLVD	\$6,308		4/30/2010
02385	SINGLE FACED WALL SIGN W/CHANNEL LETTER; PAD PER PERMIT 450 S HUNT CLUB BLVD	\$1,980		3/29/2010
02169	REROOF	\$200,000		3/23/2010
01848	INTERIOR TENANT BUILDOUT - PAPA MURPHY'S TAKE 'N BAKE PIZZA; PAD PER PERMIT 450 S HUNT CLUB BLVD	\$38,000	6/14/2010	3/15/2010
01525	WALL SIGN - INSIGHT FINANCIAL UNION	\$3,000		3/2/2010
06977	PLUMBING - ROSS	\$3,800		8/27/2009
06197	WET CHEMICAL SUPPRESSION SYSTEM - VICTORIO'S REST; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$2,500		7/30/2009
05504	RANGE HOOD SYSTEM FOR KITCHEN; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$12,000		7/8/2009
05120	INSTALLING 1,000 GAL GREASE TRAP, COVER, & RING - VICTORIO'S RESTAURANT	\$4,275		6/25/2009
04610	SIGN - VICTORIO'S ITALIAN RESTAURANT; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$9,359		6/9/2009
03888	INTERIOR ALTERATIONS - VICTORIO'S PIZZARIA; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$87,923	9/24/2009	5/13/2009
02811	REROOF	\$25,000		4/15/2009
02555	REROOF	\$110,264		3/12/2008
02055	INTERIOR DEMOLITION; PAD PER PERMIT 442 S HUNT CLUB BLVD	\$1,200		2/29/2008
10590	INSTALL FIRE ALARM SYSTEM - HUNT CLUB MONESSORI; PAD PER PERMIT 502 S HUNT CLUB BLVD	\$600		9/15/2006
06107	ROSS A/C CHANGEOUT	\$23,890		5/24/2006
03349	3 WALL SIGNS; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$2,300		3/27/2006

03203	WALK-IN COOLER/FREEZER & ICE MACHINE - DONATOS PIZZA; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$18,000		3/22/2006
02934	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$3,200		3/16/2006
20959	REMODEL PIZZERIA INTO DONATO'S PIZZA; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$200,000	4/10/2006	12/19/2005
01215	SHERIFF'S OFFICE - ANNEX?; PAD PER PERMIT 494 S HUNT CLUB BLVD	\$120,000		2/1/2003
01363	WALL SIGN; PAD PER PERMIT 494 S HUNT CLUB BLVD	\$0		2/1/2003
09619	MECHANICAL & CONDENSOR; PAD PER PERMIT 456 S HUNT CLUB BLVD	\$4,400		10/1/2002
07797	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$400		8/1/2002
01447	WALL SIGN	\$0		2/1/2002
09495	WALL SIGN; PAD PER PERMIT 442 HUNT CLUB BLVD	\$0		10/1/2001
01926	MECHANICAL & CONDENSOR PAD PER PERMIT 474 S HUNT CLUB BLVD	\$14,500		3/1/2001
09173	MECHANICAL & CONDENSOR; PAD PER PERMIT 448 HUNT CLUB BLVD	\$2,714		10/6/2000
08434	WALL SIGN; PAD PER PERMIT 502 HUNT CLUB BLVD	\$0		9/12/2000
06366	WALL SIGN; PAD PER PERMIT 448 HUNT CLUB BLVD	\$0		7/12/2000
06216	MECHANICAL & CONDENSOR; PAD PER PERMIT 474 HUNT CLUB BLVD; CONTRACTOR - REFRIG-A-MATIC SERVICES	\$51,700		7/7/2000
05787	RANGE HOOD SUPPRESSION SYSTEM PAD PER PERMIT: 464 HUNT CLUB BLVD	\$700		6/22/2000
04892	RANGE HOOD; PAD PER PERMIT 464 HUNT CLUB BLVD; CONTRACTOR - SUB-ZERO REFRIGERATION INC; HUNT CLUB CORNERS 2	\$2,375		5/26/2000
04225	WALL SIGN; PAD PER PERMIT 464 HUNT CLUB BLVD	\$0		5/8/2000
03166	RENOVATE RESTAURANT; PAD PER PERMIT 464 HUNT CLUB BLVD	\$20,000	7/14/2000	4/1/2000
03204	DEMOLITION; SHOPPES @ HUNT CLUB; PAD PER PERMIT 464 HUNT CLUB BLVD	\$0		4/1/2000
02053	ELECTRIC WIRING; PAD PER PERMIT 448 HUNT CLUB BLVD; CONTRACTOR - DERRINGER, MARK EDWARD	\$0		3/1/2000
01475	MISC ELECTRIC WIRING; PAD PER PERMIT 474 HUNT CLUB BLVD	\$0		2/1/2000
00925	DEMOLITION; PAD PER PERMIT 448 HUNT CLUB BLVD	\$0		2/1/2000
00928	FIRE PROTECTION; PAD PER PERMIT 448 HUNT CLUB BLVD	\$14,850	3/23/2000	2/1/2000
04944	HUNT CLUB MONTESSORI SCHOOL; PAD PER PERMIT 502 HUNT CLUB BLVD	\$2,312		6/1/1999
01950	DEMO ONLY SANGIOVANNI REST; PAD PER PERMIT 464 HUNT CLUB BLVD S	\$500		3/1/1999

08386	INTERIOR; PAD PER PERMIT 560 HUNT CLUB BLVD S	\$6,500	11/3/1998	10/1/1998
08028	DEMO; PAD PER PERMIT 560 HUNT CLUB BLVD S	\$500		10/1/1998
03458	INTERIOR ALTERATIONS 446 HUNT CLUB BLVD S	\$43,452	6/12/1998	5/1/1998
03953	FIRE PROTECTION; TIJUANA FLATS; PAD PER PERMIT 444 HUNT CLUB BLVD S	\$600		6/1/1997
03594	FIRE PROTECTION; PAD PER PERMIT 444 HUNT CLUB BLVD S; TIJUANA FLATS SUPPRESSION	\$1,400		5/1/1997
02554	HOOD SYSTEM (TIJUANA FLATS BURRITO CO); PAD PER PERMIT 444 HUNT CLUB BLVD S	\$4,235		5/1/1997
03153	INTERIOR (HUNTINGTON LEARNING CENTER); PAD PER PERMIT 450 HUNT CLUB BLVD S	\$16,000	7/16/1997	5/1/1997
02238	INTERIOR (TIJUANA FLATS); PAD PER PERMIT 444 HUNT CLUB BLVD S	\$16,456	6/13/1997	4/1/1997
02554	HOOD SYSTEM; TIJUANA FLATS; PAD PER PERMIT 444 HUNT CLUB BLVD S	\$4,235		4/1/1997
07767	INSTALL VENTILATION; ELITE NAIL; PAD PER PERMIT 604 HUNT CLUB BLVD S	\$1,146		12/1/1996
07627	BURGLAR ALARM; PAD PER PERMIT 612 HUNT CLUB BLVD	\$1,100		11/1/1996
02164	HUNTINGTON LEARNING CENTER	\$2,500		4/1/1996
01989	B & B THE EDUCATION-INTERIOR	\$16,500	5/10/1996	3/1/1996
00750	ITS YOUR HAIR UNIT 17-INTERIOR	\$5,800		2/1/1996
04325	CLEASONS GRILL , FIREMASTER PROT	\$1,295		6/1/1995
03509	INTERIOR-GLEASONS GRILL	\$2,000	9/5/1995	5/1/1995
06959	WOK IT TO YOU AMERICAN FIRE & SAFETY SUPPLY CO 484 HUNT CLUB BLVD	\$520		10/1/1994
06552	FIREMASTER DOING WORK 464 HUNT CLUB BLVD	\$675		9/1/1994
04574	MAGIC CHICKEN NO DESCRIPTION ON PERMIT 464 HUNT CLUB BLVD S	\$10,000	10/6/1994	7/1/1994

Extra Features

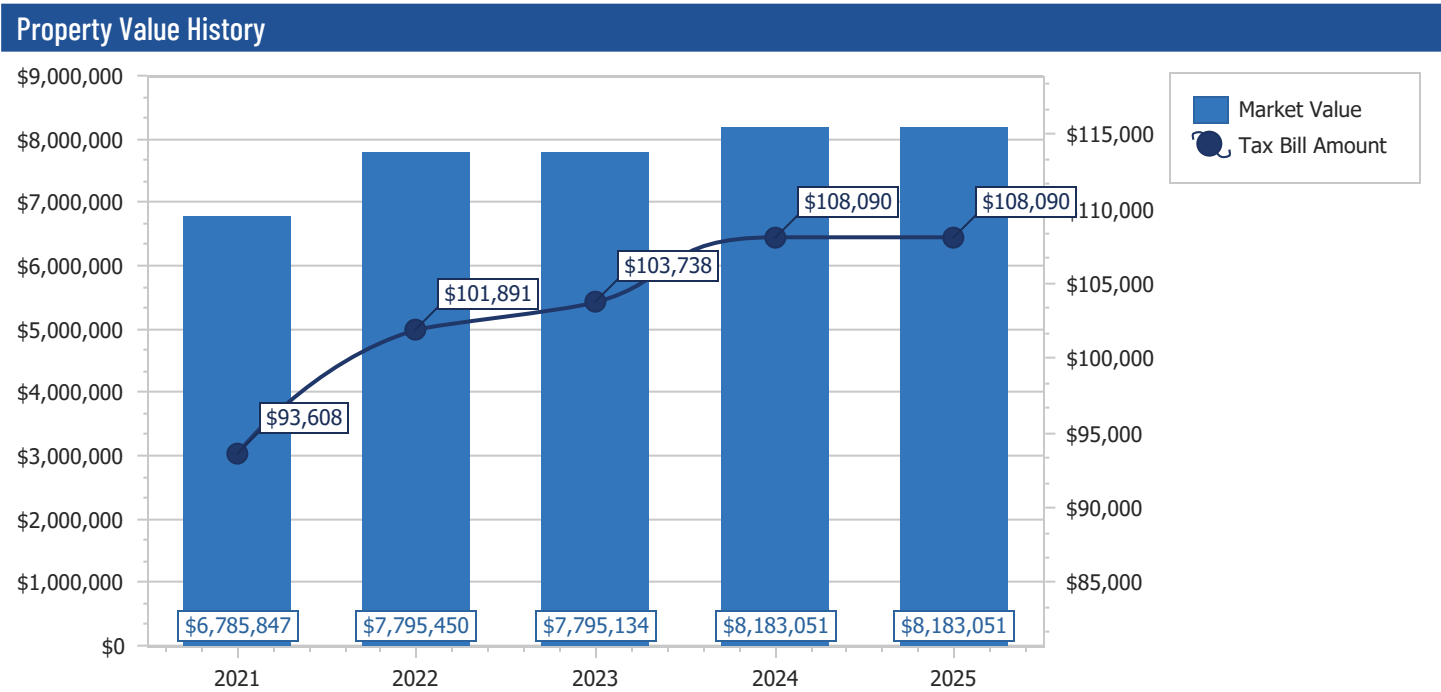
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2011	1131	\$6,153	\$3,999
CANOPY AVG COMM	1989	551	\$7,284	\$2,914
COMMERCIAL ASPHALT DR 2 IN	1984	306440	\$827,388	\$330,955
SAUNA/STEAM ROOM - UNIT	2018	2	\$10,609	\$8,752
6' CHAIN LINK FENCE - LIN FT	1989	72	\$1,115	\$446
COMMERCIAL CONCRETE DR 4 IN	2011	1260	\$6,854	\$4,455
LOAD PLATFORM	1984	435	\$4,032	\$1,613
POLE LIGHT 1 ARM	1984	7	\$12,978	\$12,978
6' CHAIN LINK FENCE - LIN FT	2016	84	\$1,301	\$911
BLOCK WALL - SF	2011	240	\$3,329	\$2,164
POLE LIGHT 2 ARM	1984	5	\$18,025	\$18,025

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

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

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 37

Utilities	
Fire Station #	Station: 13 Zone: 132
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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Florida Limited Liability Company
V 3 DEVELOPMENT, LLC

Filing Information

Document Number	L12000084487
FEI/EIN Number	45-5586197
Date Filed	06/27/2012
Effective Date	06/27/2012
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/08/2018
Event Effective Date	NONE

Principal Address

496 S HUNT CLUB BOULEVARD
APOPKA, FL 32703

Changed: 06/25/2020

Mailing Address

496 S HUNT CLUB BOULEVARD
APOPKA, FL 32703

Changed: 06/25/2020

Registered Agent Name & Address

VICK, JOHN C , III
496 S HUNT CLUB BOULEVARD
APOPKA, FL 32703

Name Changed: 04/30/2018

Address Changed: 06/25/2020

Authorized Person(s) Detail

Name & Address

Title MGR

VICK, JOHN C, III
496 S HUNT CLUB BOULEVARD
APOPKA, FL 32703

Annual Reports

Report Year	Filed Date
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2024	04/29/2024
2025	04/24/2025

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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: 10/1/2025 12:35:19 PM
Project: 25-32000013
Credit Card Number: 37*****1080
Authorization Number: 281544
Transaction Number: 011025O2D-5CC15F85-5152-4F9B-B499-F17CEEA1A65B
Total Fees Paid: 1352.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50