



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

PROJ #:

BS #:

2025-06

### 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><br>\$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 #:    | <del>18-20-30-511-0000-001A</del>          | 18-20-30-511-0000-0040                    |
| ADDRESS:        | 4335 W LAKE MARY BLVD - LAKE MARY FL 32746 |   |
| TOTAL ACREAGE:  | 1.57 ACRES                                 | CURRENT USE OF PROPERTY: restaurant       |
| WATER PROVIDER: | Seminole County                            | SEWER PROVIDER: Seminole County Utilities |
| ZONING:         | <del>Seminole County PD</del>              | FUTURE LAND USE: COM                      |

#### OWNER(S)

|  |                              |
|--|------------------------------|
| EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/> |                              |
| NAME: WILLIAM LEAHY  | COMPANY:                     |
| ADDRESS: 621 SW 8 AVE  |                              |
| CITY: Ft. Lauderdale   | STATE: FL ZIP: 33315         |
| PHONE: 954-254-5311  | EMAIL: leahy@mission-bbq.com |

#### APPLICANT/CONSULTANT

|  |             |
|--|-------------|
| EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/> |             |
| NAME:  | COMPANY:    |
| ADDRESS:   |             |
| CITY:  | STATE: ZIP: |
| PHONE:   | EMAIL:      |

SIGNATURE OF OWNER/AUTHORIZED AGENT

DATE

4-14-24



**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: MISSION BBA LAKE MARY, FL LLC

| NAME                 | TITLE                               | ADDRESS  | % OF INTEREST |
|----------------------|-------------------------------------|--|---------------|
| <u>WILLIAM LEAHY</u> | <u>MARKET MANAGER</u><br><u>KRD</u> | <u>621 SW 8 Ave, Ft. Lauderdale</u><br><u>FL 33315</u> | <u>100</u>    |
|                      |                                     |  |               |

(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.

04/14/25  
Date

William Leahy  
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 14<sup>th</sup> day of APRIL, 2025, by WILLIAM LEAHY, who is ☒ personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



Kelly A. Higgins  
Signature of Notary Public

Kelly A. Higgins  
Print, Type or Stamp Name of Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

## Detail by Officer/Registered Agent Name

Florida Limited Liability Company

MISSION BBQ LAKE MARY, FL LLC

### Filing Information

**Document Number** L24000174599  
**FEI/EIN Number** 99-2583474  
**Date Filed** 04/12/2024  
**Effective Date** 04/12/2024  
**State** FL  
**Status** ACTIVE

### Principal Address

7750 GOVERNOR RITCHIE HWY.  
GLEN BURNIE, MD 21061

### Mailing Address

7750 GOVERNOR RITCHIE HWY.  
GLEN BURNIE, MD 21061

### Registered Agent Name & Address

BREMER, KAREN  
510 VONDERBURG DRIVE  
SUITE 100  
BRANDON, FL 33511

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

MISSION BBQ MANAGEMENT, LLC  
7750 GOVERNOR RITCHIE HWY.  
GLEN BURNIE, MD 21061

Title MGR

LEAHY, WILLIAM

821 SOUTHWEST 11TH STREET  
FT. LAUDERDALE, FL 33315

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2025        | 01/23/2025 |

**Document Images**

|   |  |
|---|--|
| <a href="#">01/23/2025 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/12/2024 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |



# Property Record CardA



Parcel: 18-20-30-511-0000-0040  
Property Address: 4335 W LAKE MARY BLVD LAKE MARY, FL 32746  
Owners: PENUEL CO LLC  
2025 Market Value \$1,032,786 Assessed Value \$1,032,786 Taxable Value \$1,032,786  
2024 Tax Bill \$13,464.42 Tax Savings with Non-Hx Cap \$16.87  
Fast Food Restaurant property w/1st Building size of 2,857 SF and a lot size of 0.57 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

|                   |                                       |
|-------------------|---------------------------------------|
| Parcel            | 18-20-30-511-0000-0040                |
| Property Address  |                                       |
| Mailing Address   | PO BOX 81<br>GREENVALE, NY 11548-0081 |
| Subdivision       |                                       |
| Tax District      | 01:County Tax District                |
| DOR Use Code      |                                       |
| Exemptions        | None                                  |
| AG Classification |                                       |

## Value SummaryA

|   | 2025 Working Values | 2024 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method                              | Cost/Market         | Cost/Market           |
| Number of Buildings                           | 1                   | 1                     |
| Depreciated Building Value                    | \$381,842           | \$371,765             |
| Depreciated Other Features                    | \$18,444            | \$16,349              |
| Land Value (Market)                           | \$632,500           | \$632,500             |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Just/Market Value                             | \$1,032,786         | \$1,020,614           |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$0                 | \$0                   |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$2,128               |
| P&G Adjustment                                | \$0                 | \$0                   |
| Assessed Value                                | \$1,032,786         | \$1,018,486           |

## 2024 Certified Tax SummaryA

|                             |             |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions   | \$13,481.29 |
| Tax Bill Amount             | \$13,464.42 |
| Tax Savings with Exemptions | \$16.87     |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)A

|                       |
|-----------------------|
| Name - Ownership Type |
| PENUEL CO LLC         |

**Legal DescriptionA**

W 85 FT OF LOT 4 & E 30 FT OF  
LOT 5  
GREENWOOD AT LAKE MARY  
PB 45 PGS 67 & 68

**TaxesA**

| Taxing Authority                   | Assessed    | Exempt Amount | Taxable     |
|------------------------------------|-------------|---------------|-------------|
| COUNTY GENERAL FUND                | \$1,032,786 | \$0           | \$1,032,786 |
| Schools                            | \$1,032,786 | \$0           | \$1,032,786 |
| FIRE                               | \$1,032,786 | \$0           | \$1,032,786 |
| ROAD DISTRICT                      | \$1,032,786 | \$0           | \$1,032,786 |
| SJWM(Saint Johns Water Management) | \$1,032,786 | \$0           | \$1,032,786 |

**SalesA**

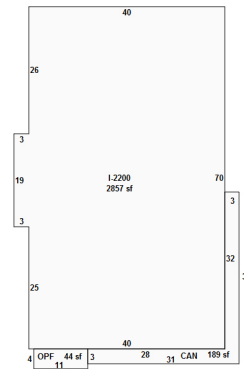
| Deed Type             | Date     | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|----------|-------------|-------------|-----------|------------|
| SPECIAL WARRANTY DEED | 6/1/2013 | \$2,377,900 | 08072/1156  | Improved  | No         |
| SPECIAL WARRANTY DEED | 7/1/2007 | \$100       | 06799/0819  | Improved  | No         |
| QUIT CLAIM DEED       | 5/1/2000 | \$100       | 03858/0870  | Improved  | No         |
| SPECIAL WARRANTY DEED | 4/1/1994 | \$16,500    | 02759/1384  | Vacant    | No         |
| WARRANTY DEED         | 7/1/1992 | \$5,960,400 | 02447/1438  | Vacant    | No         |

**LandA**

| Units     | Rate    | Assessed  | Market    |
|-----------|---------|-----------|-----------|
| 25,300 SF | \$25/SF | \$632,500 | \$632,500 |

| Building InformationA         |                          |
|-------------------------------|--------------------------|
| #                             | 1                        |
| Use                           | MASONRY PILASTER .       |
| Year Built*                   | 1994/2006                |
| Bed                           |                          |
| Bath                          |                          |
| Fixtures                      | 0                        |
| Base Area (ft <sup>2</sup> )  | 2857                     |
| Total Area (ft <sup>2</sup> ) |                          |
| Constuction                   | CONCRETE BLOCK - MASONRY |
| Replacement Cost              | \$486,423                |
| Assessed                      | \$381,842                |

\* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

| AppendagesA         |                         |
|---------------------|-------------------------|
| Description         | Area (ft <sup>2</sup> ) |
| CANOPY              | 189                     |
| OPEN PORCH FINISHED | 44                      |

| PermitsA |  |           |           |             |
|----------|--|-----------|-----------|-------------|
| Permit # | Description  | Value     | CO Date   | Permit Date |
| 00356    | 4335 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Illuminated Wall Signs [GREENWOOD AT LAKE MARY]  | \$15,250  |           | 2/26/2025   |
| 01585    | 4335 W LAKE MARY BLVD: STRUCTURES OTHER THAN BUILDINGS-flag pole 55" [GREENWOOD AT LAKE MARY]  | \$11,000  |           | 2/18/2025   |
| 13175    | 4335 W LAKE MARY BLVD: ALTERATION COMMERCIAL-CO req. (This permit is an interior demo to retrofit a Mission BBQ into a Boston Market shell. Give to Laura when complete, thanks! .lef) | \$925,000 |           | 1/2/2025    |
| 09590    | PLUMBING   | \$16,600  |           | 7/13/2017   |
| 00556    | INSTALLING WALL SIGNS  | \$1,800   |           | 1/17/2017   |
| 08147    | MECHANICAL   | \$6,800   |           | 9/27/2013   |
| 00362    | RANGE HOOD SUPPRESSION SYSTEM  | \$3,895   |           | 1/11/2007   |
| 00299    | REROOF   | \$8,095   |           | 1/10/2007   |
| 00201    | WALL SIGN  | \$5,000   |           | 1/8/2007    |
| 13118    | INTERIOR ALTERATIONS   | \$55,000  | 1/17/2007 | 11/27/2006  |
| 01422    | 4 SIGNS  | \$0       |           | 2/1/2002    |
| 00219    | INSTALL FIRE ALARM SYSTEM  | \$2,499   |           | 1/1/2002    |



|       |   |           |           |           |
|-------|---|-----------|-----------|-----------|
| 09383 | NEW MENU BOARDS, SPKR & RELOCATE EQUIP                  | \$35,000  |           | 10/1/2001 |
| 00508 | BOSTON MARKET RANGE HOOD SUPPR                          | \$1,286   |           | 1/1/1996  |
| 04961 | FIRE ALARM - BOSTON CHICKEN                             | \$900     |           | 7/1/1994  |
| 04085 | BOSTON CHICKEN COMPANY DOING WORK - FIREMASTER          | \$550     |           | 6/1/1994  |
| 04377 | LAKE MARY BOSTON CHICKEN AUTOMATIC SPRINKLER 857 SUN DR | \$2,800   |           | 6/1/1994  |
| 02752 | 857 SUN DR  | \$200,000 | 7/25/1994 | 4/1/1994  |

| Extra FeaturesA             |            |       |          |          |
|-----------------------------|------------|-------|----------|----------|
| Description                 | Year Built | Units | Cost     | Assessed |
| COMMERCIAL ASPHALT DR 2 IN  | 1994       | 13720 | \$37,044 | \$14,818 |
| WALKS CONC COMM             | 1994       | 775   | \$4,216  | \$1,686  |
| COMMERCIAL CONCRETE DR 4 IN | 1994       | 144   | \$783    | \$313    |
| BRICK WALKWAY               | 1994       | 90    | \$823    | \$329    |
| BLOCK WALL - SF             | 1994       | 234   | \$3,246  | \$1,298  |

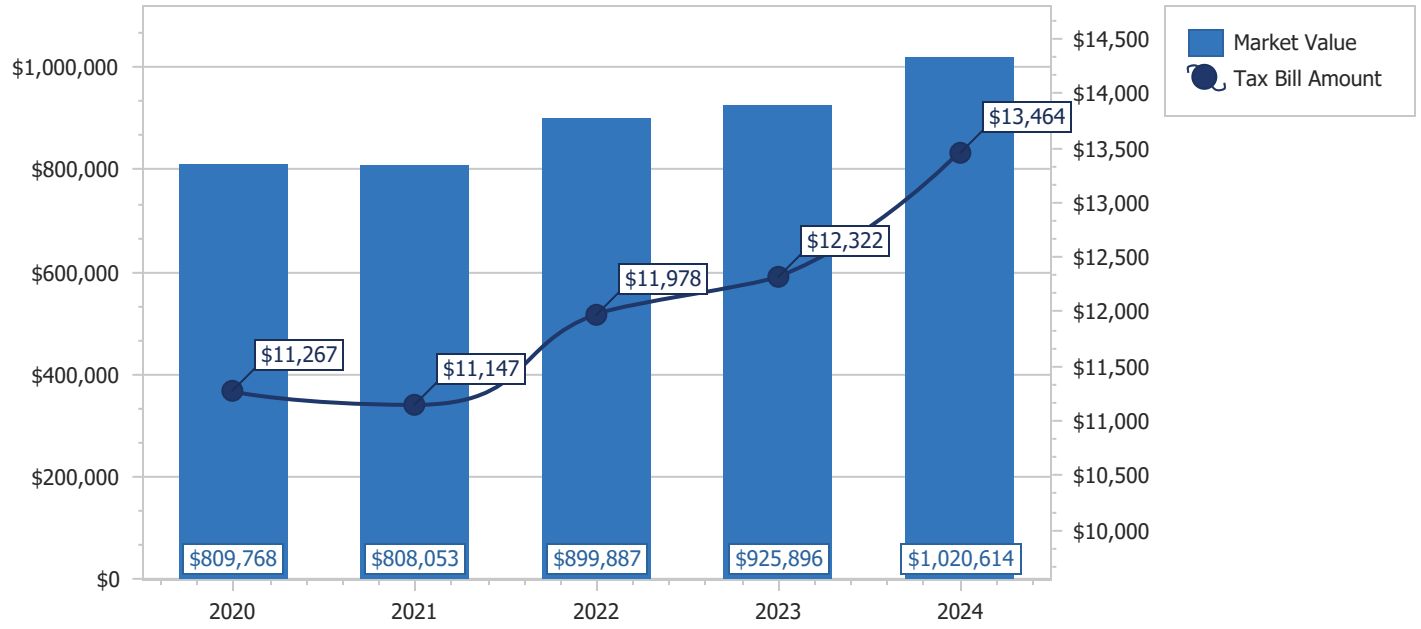
| ZoningA         |                     |
|-----------------|---------------------|
| Zoning          | PD                  |
| Description     | Planned Development |
| Future Land Use | COM                 |
| Description     | Commercial          |

| 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



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

**Receipt Details**

**Date:** 4/21/2025 12:05:49 PM  
**Project:** 25-32000006  
**Credit Card Number:** 37\*\*\*\*\*8009  
**Authorization Number:** 281414  
**Transaction Number:** 210425C2B-F90735A9-2EB4-4AA7-81E2-E2DC36BECAD6  
**Total Fees Paid:** 1352.50

**Fees Paid**

| <b>Description</b>       | <b>Amount</b> |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 2.50          |
| SPECIAL EXCEPTIONS       | 1350.00       |
| Total Amount             | 1352.50       |