



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

PROJ. #: 26-2000030  
 Received: 3/6/26  
 Paid: 3/9/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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**PROJECT**

PROJECT NAME: Apopka Grocery Store	
PARCEL ID #(S): 07-21-29-300-022B-0000	
TOTAL ACREAGE: 12.93 AC.	BCC DISTRICT: 3
ZONING: C-1	FUTURE LAND USE: COM

**APPLICANT**

NAME: Justin Besser	COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 South Tryon Street, Suite 200		
CITY: Charlotte	STATE: NC	ZIP: 28202
PHONE: (704) 370-9529	EMAIL: [REDACTED]	

**CONSULTANT**

NAME: Joe Pellarin, PE	COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 S. Orange Ave, Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-720-7373	EMAIL: [REDACTED]	

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

SUBDIVISION   
  LAND USE AMENDMENT   
  REZONE   
  SITE PLAN   
  SPECIAL EXCEPTION

Description of proposed development: This project will consist of a swap of grocery tenants in an existing +/- 55,000 sf building, with any related infrastructure improvements necessary.

**STAFF USE ONLY**

COMMENTS DUE: <u>3/20</u>	COM DOC DUE: <u>3/26</u>	DRC MEETING: <u>4/1</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>C-1</u>	FLU: <u>COM</u>	LOCATION: <u>On the east side of Balm Beach Dr, south of SR 436</u>
W/S: <u>Seminole County</u>	BCC: <u>3 Constantine</u>	

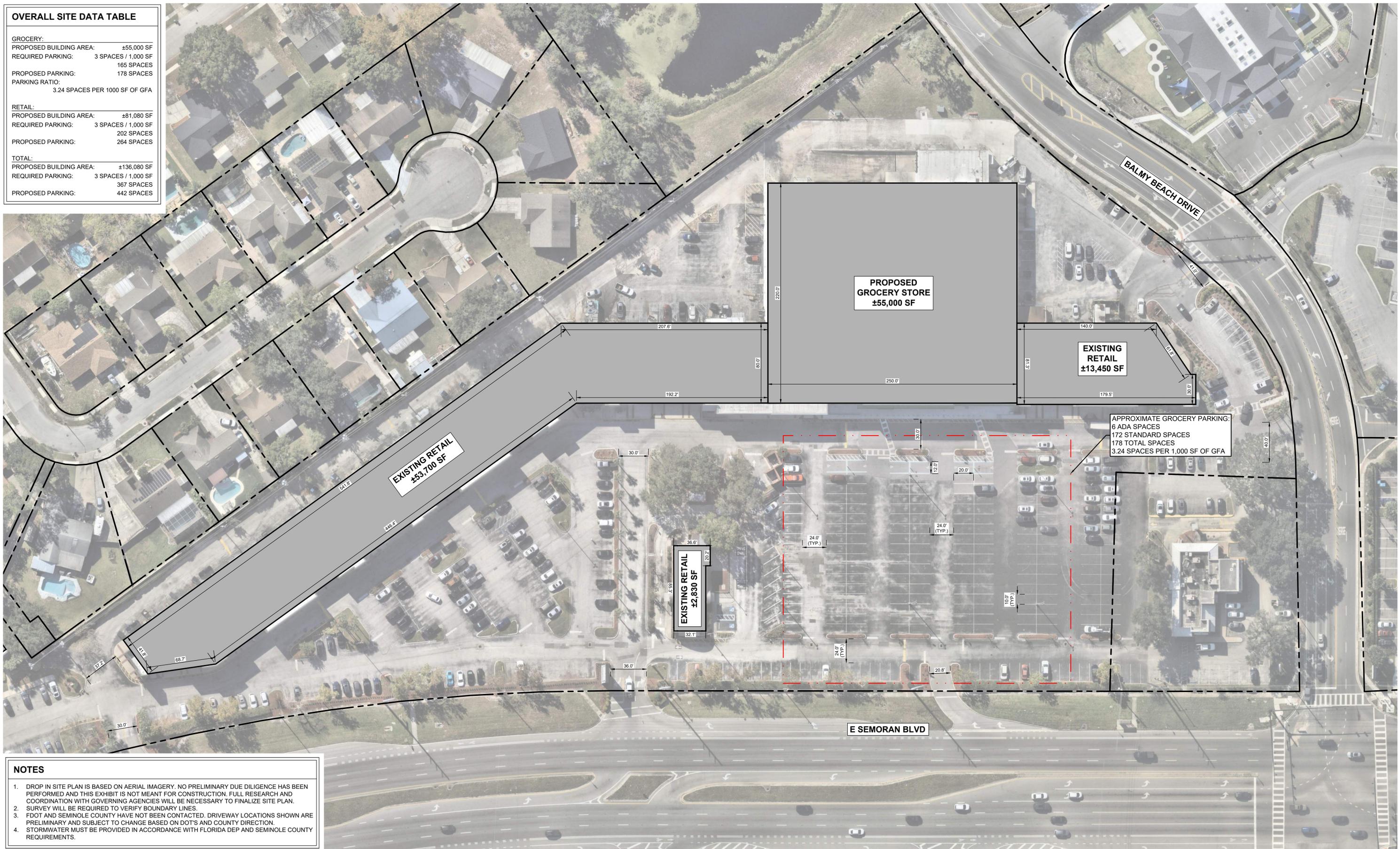
## PROJECT NARRATIVE - APOPKA GROCERY STORE

This project will consist of a swap of grocery tenants in an existing +/- 55,000 sf building, with any related infrastructure improvements necessary. This existing building current sites vacant but was previously a grocery store.



**OVERALL SITE DATA TABLE**

<b>GROCERY:</b>	
PROPOSED BUILDING AREA:	±55,000 SF
REQUIRED PARKING:	3 SPACES / 1,000 SF
	165 SPACES
PROPOSED PARKING:	178 SPACES
PARKING RATIO:	3.24 SPACES PER 1000 SF OF GFA
<b>RETAIL:</b>	
PROPOSED BUILDING AREA:	±81,080 SF
REQUIRED PARKING:	3 SPACES / 1,000 SF
	202 SPACES
PROPOSED PARKING:	264 SPACES
<b>TOTAL:</b>	
PROPOSED BUILDING AREA:	±136,080 SF
REQUIRED PARKING:	3 SPACES / 1,000 SF
	367 SPACES
PROPOSED PARKING:	442 SPACES



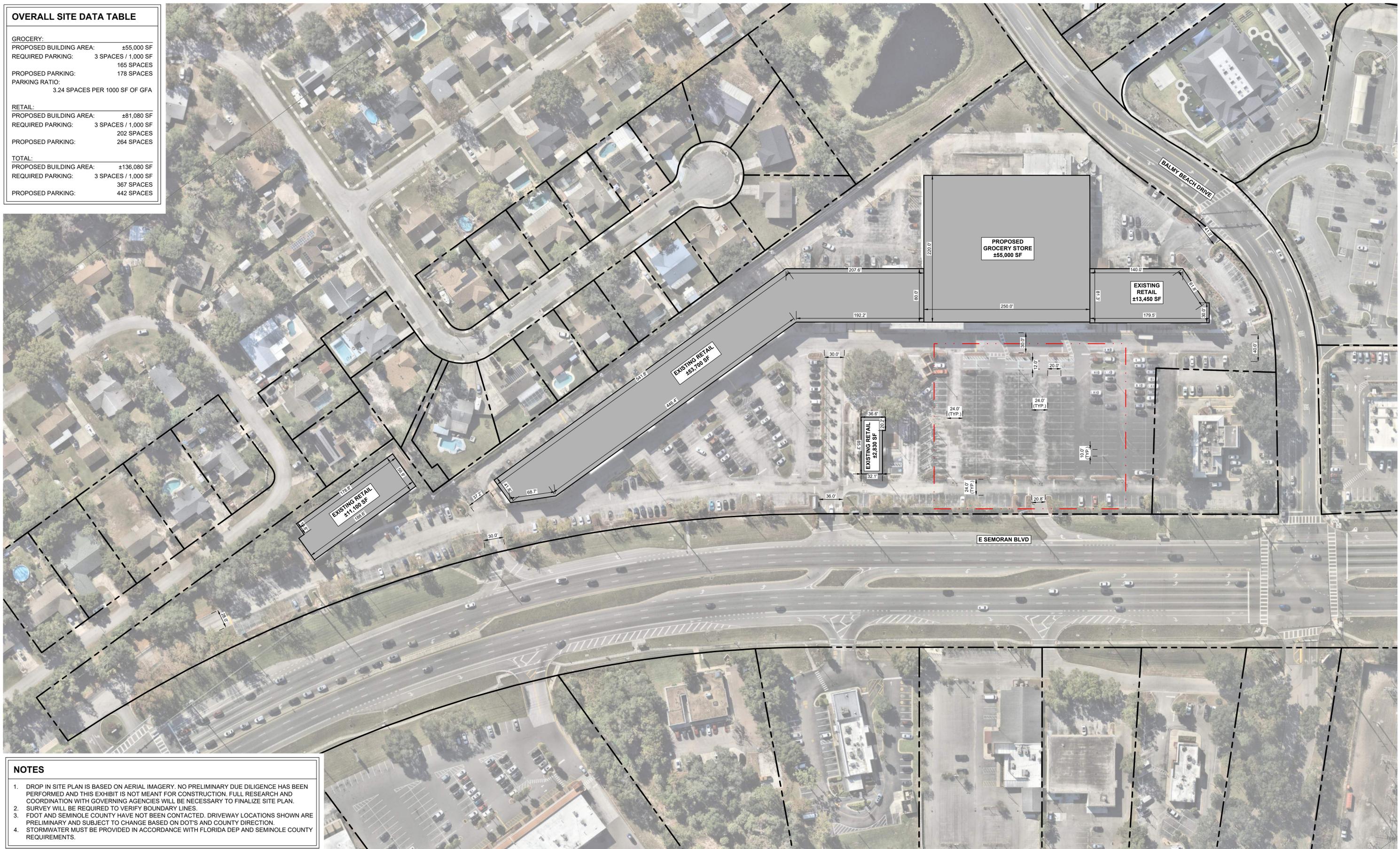
**NOTES**

1. DROP IN SITE PLAN IS BASED ON AERIAL IMAGERY. NO PRELIMINARY DUE DILIGENCE HAS BEEN PERFORMED AND THIS EXHIBIT IS NOT MEANT FOR CONSTRUCTION. FULL RESEARCH AND COORDINATION WITH GOVERNING AGENCIES WILL BE NECESSARY TO FINALIZE SITE PLAN.
2. SURVEY WILL BE REQUIRED TO VERIFY BOUNDARY LINES.
3. FDOT AND SEMINOLE COUNTY HAVE NOT BEEN CONTACTED. DRIVEWAY LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON DOT'S AND COUNTRY DIRECTION.
4. STORMWATER MUST BE PROVIDED IN ACCORDANCE WITH FLORIDA DEP AND SEMINOLE COUNTY REQUIREMENTS.



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# Property Record Card



**Parcel:** 07-21-29-300-022B-0000  
**Property Address:** 3030 E SR 436 APOPKA, FL 32703  
**Owners:** AMERICAN FEDERATED TITLE CORP  
 2026 Market Value \$10,905,114 Assessed Value \$10,905,114 Taxable Value \$10,905,114  
 2025 Tax Bill \$149,171.05  
 Retail Center-Anchored property w/1st Building size of 56,015 SF and a lot size of 12.93 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	07-21-29-300-022B-0000
Property Address	3030 E SR 436 APOPKA, FL 32703
Mailing Address	C/O JS BEAR LAKES 16701 COLLINS AVE STE 102 SUNNY ISL BCH, FL 33160-4201
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	6	6
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$10,905,114	\$10,905,114
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	\$10,905,114	\$10,905,114

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$149,171.05
Tax Bill Amount	\$149,171.05
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
AMERICAN FEDERATED TITLE CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 07 TWP 21S RGE 29E S 1/4 SLY OF SR 436 &  
 ELY OF BALMY BEACH DR (LESS BEG INT SLY  
 R/W ST RD 436 & ELY R/W BALMY BEACH DR  
 RUN S 36 DEG 17 MIN 48 SEC W 200 FT S 53  
 DEG 43 MIN 46 SEC E 200 FT N 36 DEG 17 MIN  
 48 SEC E 200 FT N 53 DEG 43 MIN 46 SEC W  
 200 FT TO BEG) & N 100 FT OF W 660 FT OF NE  
 1/4 OF 18-21-29 (LESS ST RD R/W)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$10,905,114	\$0	\$10,905,114
Schools	\$10,905,114	\$0	\$10,905,114
FIRE	\$10,905,114	\$0	\$10,905,114
ROAD DISTRICT	\$10,905,114	\$0	\$10,905,114
SJWM(Saint Johns Water Management)	\$10,905,114	\$0	\$10,905,114

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	4/1/2007	\$100	06673/0352	Improved	No
TRUSTEE DEED	4/1/2007	\$20,600,000	06673/0344	Improved	No
SPECIAL WARRANTY DEED	6/1/1995	\$24,468,200	02937/0110	Improved	No
SPECIAL WARRANTY DEED	4/1/1992	\$9,743,700	02411/1692	Improved	No
WARRANTY DEED	3/1/1990	\$100	02161/1595	Vacant	No
QUIT CLAIM DEED	8/1/1987	\$100	01881/1379	Vacant	No
WARRANTY DEED	6/1/1984	\$1,660,000	01559/1003	Vacant	No
WARRANTY DEED	6/1/1984	\$100	01559/1001	Vacant	No
WARRANTY DEED	2/1/1984	\$1,400,000	01528/0179	Vacant	Yes
TRUSTEE DEED	6/1/1983	\$518,000	01467/0500	Vacant	Yes

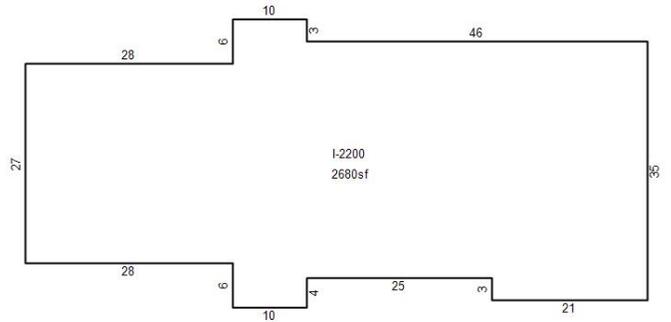
## Land

Units	Rate	Assessed	Market
516,645 SF	\$8.88/SF	\$4,587,808	\$4,587,808



Building Information	
#	3
Use	WOOD BEAM/COLUMN
Year Built*	1996
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2681
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE & GLASS PANELS - CURTAIN WALLS
Replacement Cost	\$546,263
Assessed	\$368,728

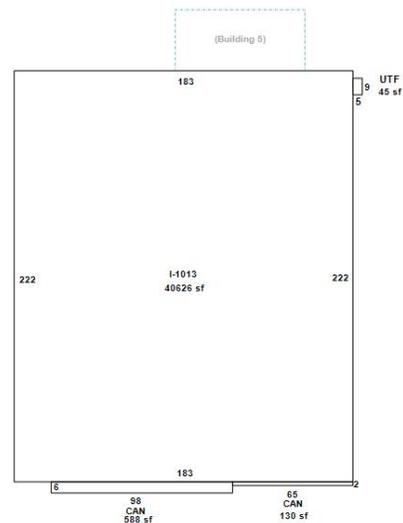
\* Year Built = Actual / Effective



Building 3

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	40626
Total Area (ft <sup>2</sup> )	
Constuction	MASONRY & GLASS PANELS - CURTAIN WALLS
Replacement Cost	\$2,242,278
Assessed	\$2,158,193

\* Year Built = Actual / Effective

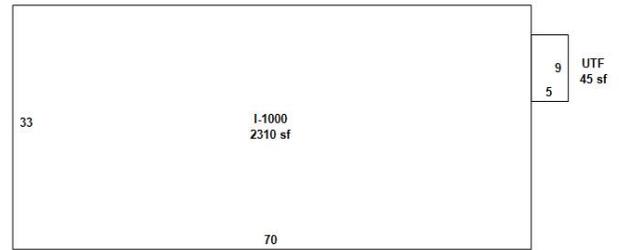


Building 4

Appendages	
Description	Area (ft <sup>2</sup> )
CANOPY	130
CANOPY	588
UTILITY FINISHED	45

Building Information	
#	5
Use	MASONRY PILASTER
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2310
Total Area (ft <sup>2</sup> )	
Constuction	NO WALLS
Replacement Cost	\$171,869
Assessed	\$165,424

\* Year Built = Actual / Effective



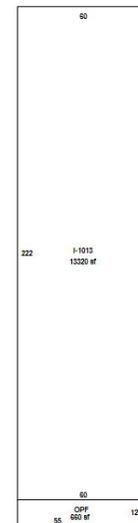
Building 5

### Appendages

Description	Area (ft <sup>2</sup> )
UTILITY FINISHED	45

Building Information	
#	6
Use	MASONRY PILASTER
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	13320
Total Area (ft <sup>2</sup> )	
Constuction	NO WALLS
Replacement Cost	\$938,209
Assessed	\$903,026

\* Year Built = Actual / Effective



Building 6

### Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	660

Permits				
Permit #	Description	Value	CO Date	Permit Date
14322	3030 E SR 436 : REROOF COMMERCIAL-SEC 07 TWP 21S RGE 29E S 1/4 SLY OF SR 4	\$33,448	11/12/2024	10/3/2024
14784	3060 E SR 436 : REROOF COMMERCIAL-Shopping center	\$33,448	11/12/2024	10/2/2024
01950	3060 E SR 436 : ALTERATION COMMERCIAL-ALTERATION, NO OCCUP. CHANGE = CC	\$15,000		7/9/2024
05455	3030 E SR 436 : ALTERATION COMMERCIAL-1 Story Retail Center - COLONIAL SHOPPES BEAR LAKE - BROOKS REHAB UNIT 240	\$250,000	10/8/2024	6/7/2024
03631	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Retail Center - Anchored	\$16,000		4/8/2024
14939	3030 E SR 436 : MECHANICAL - COMMERCIAL-	\$13,540		11/28/2023
13957	3050 E SR 436 : ELECTRICAL - COMMERCIAL-REPLACE 225A BREAKER LIKE FOR LIKE	\$3,500		9/5/2023
02436	3030 E SR 436 : ALTERATION COMMERCIAL-INTERIOR TENANT BUILDOUT - ONE MAIN FINANCIAL (SUITE 192)	\$132,000	7/18/2023	5/22/2023
02108	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-illuminated wall sign	\$4,000		2/15/2023
21232	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Wall Sign	\$10,313		12/27/2022
01848	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-DANNY RAMIREZ	\$30		11/4/2022
13895	3030 E SR 436 : ALTERATION COMMERCIAL-level 2 alt CC no CO	\$250,000	2/20/2023	10/13/2022
12013	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Wall Signs	\$19,280		8/17/2022
10315	3030 E SR 436 : ELECTRICAL - COMMERCIAL-	\$10,000		7/5/2022
22834	3030 E SR 436 : ALTERATION COMMERCIAL-CHG OF OCC CO REQUIRED.	\$280,000	7/8/2022	4/12/2022
22462	3030 E SR 436 : REROOF COMMERCIAL-Commercial Re-Roof	\$55,000		12/14/2021
21051	3030 E SR 436 : MECHANICAL - COMMERCIAL-Commercial	\$22,570		11/24/2021
17690	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Wall Sign & Face Changes	\$10,700		10/18/2021
13442	3030 E SR 436 : REROOF COMMERCIAL-Commercial Re-Roof	\$475,814		8/30/2021
06753	3030 E SR 436 : ALTERATION COMMERCIAL-Vacant Retail Building SHELL CC ONLY	\$3,900,000	6/29/2022	8/12/2021
04787	3030 E SR 436 : ALTERATION COMMERCIAL-INT DEMO FOR FUTURE TENANT CC ONLY	\$160,000		4/27/2021
10802	3030 E SR 436 : MECHANICAL - COMMERCIAL-	\$7,600		7/28/2020

09969	3030 E SR 436 : MECHANICAL - COMMERCIAL-	\$9,800		7/23/2020
17938	3030 E SR 436 : ALTERATION COMMERCIAL-LEVEL 2 ALT CHG OF OCC. NEW C/O REQUIRED	\$10,000	4/29/2020	3/27/2020
17236	3030 E SR 436 : ALTERATION COMMERCIAL-retail space NEED C.O.	\$70,000	4/20/2020	2/28/2020
16936	3030 E SR 436 : SIGN (POLE,WALL,FACIA)- Little Greek Sign	\$1,800		2/17/2020
15304	3030 E SR 436 : ALTERATION COMMERCIAL-CHANGE OF OCCUPANCY CO REQ.	\$1,000	12/10/2019	12/3/2019
15586	3030 E SR 436 : SIGN (POLE,WALL,FACIA)- WALL SIGN	\$4,000		11/18/2019
14998	3030 E SR 436 : MECHANICAL - COMMERCIAL-COMM	\$24,900		10/31/2019
10353	3030 E SR 436 : SIGN (POLE,WALL,FACIA)- ILLUMINATED WALL SIGN	\$5,000		8/9/2019
13505	SIGN - #202	\$4,000		10/5/2017
13515	WALL SIGN - #240	\$2,673		10/5/2017
13250	SIGN - #184	\$2,000		10/2/2017
12848	FIRE SPRINKLER - #232	\$5,600		9/25/2017
11189	WALL SIGN - #210	\$1,350		8/16/2017
10525	WALK IN COOLER - #232	\$1,500		8/2/2017
09110	SIGN - TROPICAL SMOOTHIE CAFE - #232	\$1,900		7/4/2017
05136	WALL SIGN - #244	\$1,300		6/28/2017
05703	INTERIOR ALTERATION - #232	\$150,000	12/13/2017	5/2/2017
14260	WALL SIGN - #612	\$2,000		12/12/2016
10207	FIRE SPRINKLER - 3030 E SR 436 #236	\$2,400		8/31/2016
09725	WALK IN COOLER - #236	\$20,500		8/18/2016
08141	WALL SIGN - #212	\$1,800		7/13/2016
08074	INSTALLATION OF 1 SET OF ILLUMINATED CHANNEL LETTERS - NEW TENANT PANEL IN EXISTING PYLON SIGN - NEW TENANT VINYL COPY ON THE EXISTING UNDER CANOPY SIGN - JIMMY JOHN'S SIGN - #236	\$1,500		7/12/2016
05303	INT BUILD OUT BUSINESS/CO REQ'D - INT BUILD OUT OF EXISTING RETAIL SPACE, METAL FRAMING, DRYWALL, HVAC, PLUMBING, ELEC & FINISHES - #236	\$135,000	12/19/2016	5/10/2016
04032	BUILDOUT - #258	\$57,000	6/8/2017	4/12/2016
00461	SIGN	\$2,000		2/1/2016
11905	WALL SIGN - #232	\$3,500		10/20/2015
12564	SIGN - #274	\$1,900		12/31/2014
11705	WALL SIGN (GIFTS).	\$2,380		12/2/2014
11037	INTERIOR ALTERATION - CHANGE OF USE - #274	\$24,500		11/10/2014
10867	SIGNAGE - #156	\$3,695		11/5/2014
10403	ELECTRICAL - #156	\$4,120		10/21/2014

10312	FIRE SPRINKLER SYSTEM INSTALLATION - #156	\$2,300		10/17/2014
08479	INTERIOR ALTERATION - #156	\$158,000		8/26/2014
06296	ELECTRICAL	\$1,059		6/26/2014
06052	INSTALL CHANNEL LETTERS ON WALL - #244	\$400		6/19/2014
04484	TENANT ALTERATION - #244	\$28,000	7/31/2014	5/13/2014
04201	ALTERATION - #210	\$50,000	9/12/2014	5/7/2014
03786	REMOVE & REPLACE CHANNEL LETTERS - #116 - 3060 E SR 436	\$1,800		4/25/2014
02596	INSTALL ILLUMINATED CHANNEL WALL SIGN - HOOKED INTO EXISTING ELECTRIC - PHARMACY - THE MEDICINE SHOPPE - #164	\$2,540		3/25/2014
00365	FIRE SPRINKLER SYSTEM INSTALLATION	\$900		1/15/2014
06097	INTERIOR ALTERATION - #120 - 3060 E SR 436	\$7,000		7/19/2013
03105	REMODEL - #164	\$50,000		4/23/2013
02717	SIGN.	\$2,200		4/23/2013
03058	INTERIOR ALTERATION - CHANGE OF USE - #112	\$34,827	8/21/2013	4/22/2013
02569	SIGN.	\$2,375		4/15/2013
02392	DEMOLISHING NON-LOAD BEARING INTERIOR WALLS - ALL EXISTING PLUMBING, ELECTRICAL, & HVAC TO REMAIN - #112	\$1,800		4/3/2013
02156	FIRE SPRINKLER SYSTEM INSTALATION.	\$2,400		4/3/2013
01850	INSTALLING ELECTRICAL FOR SECURITY SYSTEM - #196	\$360		3/14/2013
09452	INTERIOR ALTERATION - MIXED USE STRIP CENTER - #274	\$150,000		12/20/2012
09202	ADD 40 AMP ELECTRICAL SERVICE TO EXISTING BUILDING - #274	\$2,000		12/13/2012
08689	INSTALL ONE SET OF INTERNALLY ILLUMINATED FLUSH MOUNTED CHANNEL LETTERS & INSTALL NEW VINYL COPY ONTO EXTERIOR PYLON SIGN - #144 - LA FITNESS	\$2,374		11/21/2012
06163	INSTALL INTERNALLY ILLUMINATED CHANNEL LETTER SIGN - #154	\$1,500		8/13/2012
05541	MECHANICAL - #140	\$7,005		7/24/2012
04678	INSTALL WALL SIGN FOR MATHNASIUM - #256	\$2,140		6/21/2012
04107	2 SETS OF CHANNEL LETTERS & 1 FACE PYLON SIGN - #258 - WE BUY GOLD	\$2,350		6/1/2012
03747	CHANGE OF ELECTRICAL SERVICE - #264 - MATTRESS BARN	\$0		5/18/2012
02696	TURNING 1 UNIT INTO 2 - #256	\$20,000		4/12/2012
00165	INSTALL WALK-IN COOLER - FREEZER - #212	\$5,700		1/9/2012
00137	INSTALL 2 ILLUMINATED CHANNEL LETTERS @ 2 LOCATIONS - #264	\$1,185		1/9/2012

09587	INSTALL UL 300 FIRE SUPPRESSION SYSTEM - #212	\$2,300		12/16/2011
09554	MOVE RANGE HOOD - NFPA96 - #212 - PITA PIT	\$2,280		12/15/2011
09399	ADD & RELOCATE FIRE SPRINKLER HEADS - #212 - PITA PIT	\$850		12/9/2011
09305	INTERIOR RENOVATIONS - #212	\$21,500	1/26/2012	12/6/2011
08962	WALL SIGN - #212 - PITA PITT	\$4,600		11/18/2011
08860	INTERIOR ALTERATIONS - MATTRESS - #264	\$35,000		11/15/2011
07902	WALL SIGN - #274 - MENCHIES FROZEN YOGURT	\$5,875		10/6/2011
07700	INTERIOR ALTERATION - #116 - 3060 E SR 436	\$12,185		9/27/2011
06792	WALL SIGN - B CUPCAKES - #196	\$2,100		8/22/2011
06485	INTERIOR REMODEL - #196 - B'S CUPCAKES	\$26,781		8/10/2011
06349	TENANT IMPROVEMENT - #274 - MENCHIES FROZEN YOGURT SHOP	\$75,000		8/4/2011
05772	DEMO QUIZNO'S WALL SIGN & CAP-OFF ELECTRIC - #212	\$800		7/18/2011
05561	INTERIOR ALTERATIONS - #112 - NO CO REQUIRED	\$3,000		7/14/2010
02919	WALL SIGN FOR TUESDAY MORNING - #140	\$232		4/14/2010
00777	ADD SPRINKLERS - #100 - SUSTAIN NATURAL FOODS; PAD PER PERMIT 3060 E SR 436	\$200		2/2/2010
10016	INTERIOR ALTERATION - #100; PAD PER PERMIT 3060 E SR 436	\$55,156	4/6/2010	12/30/2009
07927	WALL SIGN - #192	\$7,000		10/5/2009
04433	MECH & COND- SUITE 180	\$4,682		6/2/2009
03303	SECURITY SYSTEM - #154	\$800		4/30/2009
03242	MINOR INTERIOR ALT SUITE 236	\$750		4/28/2009
02957	ADDING RECEPTACLES - #154	\$2,400		4/20/2009
01893	INTERIOR FIRE PARTITION - #244	\$11,500		3/11/2009
08839	INSTALL SECURITY SYSTEM - #164	\$2,372		8/27/2008
08412	RELOCATE SPRINKLER HEADS FOR INTERIOR ALTERATION - MEDICINE SHOPPE - #164	\$1,250		8/11/2008
07771	WALL SIGN - MEDICINE SHOPPE - #164	\$2,138		7/22/2008
05488	ELECTRIC FOR NEW LIFT STATION - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$1,500		5/23/2008
05501	INTERIOR ALTERATION - #164	\$60,000	9/12/2008	5/23/2008
04474	EXTEND THE FACADE @ ENTRANCE OF FITNESS CENTER - NO INTERIOR WORK	\$10,000		4/29/2008
01560	INSTALL SELF-CONTAINED WALK-IN COOLER - DAILY GRIND	\$2,500		2/14/2008
01432	WALL SIGN - MANE STAGE SALON - #252	\$2,143		2/11/2008

01050	INSTALL FIRE SPRINKLERS - THE DAILY GRIND - #100; PAD PER PERMIT 3060 E SR 436	\$1,621		1/31/2008
00917	GREASE TRAP & SMALL ADDITION - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$20,000		1/29/2008
00874	REROOF; PAD PER PERMIT 3050 E SR 436	\$19,355		1/28/2008
00726	RANGE HOOD SUPPRESSION SYSTEM - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$850		1/23/2008
00518	DIRECTIONAL & WALL SIGNS - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$2,400		1/16/2008
11385	WALL SIGN @ STUDIO FUN; PAD PER PERMIT 3050 E SEMORAN BLVD	\$2,147		10/16/2007
09530	INSTALL FIRE SPRINKLERS - #104; PAD PER PERMIT 3060 E SEMORAN BLVD	\$1,000		8/24/2007
08963	SIGN - SOAPY'S DOG WASH - SUITE #120; PAD PER PERMIT 3060 E SR 436	\$2,250		8/10/2007
08850	INSTALL FIRE SPRINKLERS - #100	\$1,500		8/8/2007
07887	INTERIOR ALTERATION - DAILY GRIND COFFEE HOUSE & CAFE - #100; PAD PER PERMIT 3060 E SEMORAN BLVD	\$130,000	6/5/2008	7/18/2007
07329	DOG WASH - #120; PAD PER PERMIT 3060 E SR 436	\$29,000		7/3/2007
06380	DEMOLISH INTERIOR WALLS & RECONSTRUCT - #100; PAD PER PERMIT 3060 E SR 436	\$39,798	9/4/2007	6/13/2007
04627	INTERIOR ALTERATION - CHICK-FIL-A; PAD PER PERMIT 3050 E SEMORAN BLVD	\$142,300	2/14/2008	5/2/2007
04628	WALK-IN FREEZER - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$36,000		5/2/2007
02896	WALL SIGN - ALLSTATE - #116; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,200		3/22/2007
13837	INSTALL FIRE SPRINKLERS - #212	\$1,000		12/19/2006
11041	QUIZNO'S WALL SIGN - #212	\$2,100		9/26/2006
10796	SUITE #212 - QUIZNOS; PAD PER PERMIT 522 LAKE EAGLE LN	\$75,000	12/27/2006	9/20/2006
10679	INSTALL FIRE SPRINKLERS - #204	\$2,100		9/18/2006
09401	WALL SIGN	\$2,500		8/14/2006
07993	INSTALL FIRE SPRINKLERS - #184	\$1,082		7/11/2006
07979	WALL SIGN - #112; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,100		7/10/2006
06492	WALL SIGN - #200	\$1,200		6/2/2006
06474	INTERIOR ALTERATION - #204	\$145,000	10/10/2006	6/1/2006
06256	INTERIOR TO CORRECT VIOLATIONS - #210	\$1,000		5/26/2006
06194	REPLACE FASCIA ON POLE SIGN & REPLACING WALL SIGN - SUITE #192/SPRINT	\$2,300		5/25/2006
05547	INSTALL FIRE SPRINKLERS - #200	\$2,606		5/11/2006
04786	INSTALL FIRE SPRINKLERS - #204	\$2,486		4/26/2006
04757	INSTALL FIRE SPRINKLERS - #202	\$1,340		4/25/2006

04672	INTERIOR BUILDOUT - #204	\$70,000	6/13/2006	4/24/2006
04501	INSTALL FIRE SPRINKLERS - #196	\$1,327		4/19/2006
04075	INTERIOR BUILDOUT - #202	\$30,000	6/21/2006	4/10/2006
03710	INTERIOR ALTERATION - SUITE #196	\$48,357	5/15/2006	4/3/2006
03583	INTERIOR BUILDOUT - #184	\$39,862	7/27/2006	3/31/2006
03584	INTERIOR BUILDOUT - #112	\$87,954	5/30/2006	3/31/2006
03322	INSTALL FIRE SPRINKLERS - #210	\$1,400		3/27/2006
03323	INSTALL FIRE SPRINKLERS - #212	\$1,400		3/27/2006
02261	DENTAL OFFICE INTERIOR BUILDOUT - SUITE #200	\$50,000	7/14/2006	2/28/2006
02156	INTERIOR BUILDOUT - #212	\$30,000	4/12/2006	2/24/2006
02051	INTERIOR ALTERATION - #210	\$30,000	4/12/2006	2/22/2006
01247	WALL SIGN - #200	\$900		2/3/2006
00583	SIGN; PAD PER PERMIT 3052 E SEMORAN BLVD	\$2,280		1/18/2006
00342	INSTALL FIRE SPRINKLERS/MAIN - #200	\$3,000		1/11/2006
00341	INSTALL FIRE SPRINKLERS/MAIN - #208	\$1,800		1/11/2006
19854	INTERIOR BUILDOUT - #200	\$170,820	1/26/2006	11/17/2005
19855	INTERIOR BUILDOUT - #208	\$85,410	1/26/2006	11/17/2005
19731	INTERIOR ALTERATION - SUITE #208	\$79,782		11/16/2005
19356	SIGN - #192	\$1,225		11/7/2005
19019	INSTALL FIRE SPRINKLERS - #192	\$3,800		10/28/2005
17820	TENANT BUILDOUT - #192	\$140,000	1/11/2006	9/28/2005
16958	WALL SIGN - CAREER USA - #116; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,474		9/13/2005
16282	INSTALL WALL SIGN - #160	\$1,250		8/30/2005
14817	INSTALL FIRE ALARM SYSTEM - #144	\$22,500		8/3/2005
13894	INSTALL FIRE SPRINKLERS - #160	\$678		7/19/2005
11933	NEW TENANT BUILDOUT - SUITE #160	\$19,000	8/8/2005	6/20/2005
10480	AWNING ON STORE FRONT - #144	\$1,500		5/26/2005
09562	INSTALL WALL SIGN ON STORE FRONT - LIFESTYLE FAMILY FITNESS - #144	\$6,684		5/12/2005
09137	REPLACE 2 A/C UNITS ON ROOF - TUESDAY MORNINGS - #140	\$61,000		5/6/2005
08551	INSTALL NEW WET FIRE PROTECTION SYSTEM TO REPLACE OLD - LIFE STYLE FAMILY FITNESS - #144	\$46,256		4/28/2005
03943	ADD 7 SPRINKLERS DUE TO THE ADDITION OF FIREWALL ON WEST SIDE; PAD PER PERMIT 3010 E SEMORAN BLVD	\$1,000		2/22/2005
03828	DEMOLISH, FRAMING WALLS, & ADDING ELECTRICAL SWITCHES & OUTLETS - #144	\$50,000	5/16/2005	2/21/2005
02478	INTERIOR BUILDOUT - #144	\$1,300,000	9/22/2005	2/2/2005
14741	INSTALL FIRE SPRINKLERS FOR CARVEL ICE-CREAM - SUITE #228	\$4,400		11/17/2004
14570	WALL SIGN FOR CARVEL - #232	\$1,800		11/15/2004

13352	RANGEHOOD SUPPRESSION SYSTEM FOR BURGER KING #5969; PAD PER PERMIT 3010 E SEMORAN BLVD	\$1,294		10/28/2004
11805	INTERIOR BUILDOUT FOR NEW CARVEL ICE-CREAM	\$120,000	12/23/2004	10/6/2004
10969	DEMOLITION OF CURRENT OFFICES - CONVERTING TO ICE CREAM SHOP; PAD PER PERMIT 3010 E SEMORAN BLVD	\$2,500		9/22/2004
09544	INSTALL GREASE TRAP FOR CHINESE RESTAURANT - #132	\$5,000		8/23/2004
08445	REMOVE BLOCKBUSTER AWNING & REPLACE W/NEW - #264	\$0		7/22/2004
05601	MECHANICAL & CONDENSOR	\$4,826		5/13/2004
13974	INSTALL FIRE SPRINKERS/MAIN - #120	\$1,800		12/16/2003
12711	TENANT BUILDOUT - #164	\$40,000	12/22/2003	11/12/2003
08506	MECHANICAL & CONDENSOR	\$9,120		7/30/2003
07059	MECHANICAL & CONDENSOR - #128	\$4,651		6/1/2003
03627	INTERIOR - #164	\$2,200		4/1/2003
00303	REROOF	\$189,300		1/1/2003
00665	WALL SIGN - #140	\$0		1/1/2003
11091	INSTALL FIRE SPRINKLERS/MAIN	\$0		11/1/2002
10539	INSTALL FIRE SPRINKLERS/MAIN	\$2,739		10/1/2002
09976	INSTALL FIRE SPRINKLERS/MAIN; #112	\$2,585		10/1/2002
09980	INSTALL FIRE SPRINKLERS/MAIN; #140	\$600		10/1/2002
09025	INTERIOR - #112	\$80,000	12/30/2002	9/1/2002
09240	RENOVATIONS; #140	\$12,843		9/1/2002
08920	INTERIOR ALTERATION	\$6,220		9/1/2002
09398	WALL SIGN; PAD PER PERMIT 3030 SEMORAN BLVD #120	\$0		9/1/2002
06691	WALL SIGN; #164	\$0		7/1/2002
01933	REROOF; PAD PER PERMIT 3010 E SEMORAN BLVD	\$7,500		2/1/2002
09889	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,320		10/1/2001
05788	MERCANTILE - COFFEE SHOP	\$100,000		6/1/2001
03010	TENANT BUILDOUT 3030 E SEMORAN BLVD 100	\$1,200	11/16/2001	4/1/2001
03152	WALL SIGN	\$0		4/1/2001
00947	ELECTRIC WIRING	\$1,200		2/1/2001
00030	SIGN(POLE,WALL,FACIA)	\$800		1/1/2001
06014	WALL SIGN	\$0		6/29/2000
05545	INSTALL FIRE SPRINKLERS/MAIN; CONTRACTOR - ANDERSON MIKE	\$1,250		6/15/2000
04609	FP FIRE NEW CONSTRUCTION & MECHANICAL ALL OTHER; CONTRACTOR - HARTMAN, BRYAN SCOTT; AUDIOLOGICAL CONSULTANTS OF AMERICA	\$28,000		5/18/2000

13038	3030 E SR 436 : ALTERATION COMMERCIAL-Cloud Factory	\$1,500	7/30/2020	1/1/2000
10619	INSTALL FIRE SPRINKLERS/MAIN	\$734		12/1/1999
08914	ADD/ALT	\$34,300		11/1/1999
04845	BLOCKBUSTER, INC	\$50,000	8/20/1999	6/1/1999
04684	REVAMP EXIST FIRE SPRINKLER SYSTEM	\$1,850		6/1/1999
00653	ADD-ON SPRINKLER; BEAR LAKE PLAZA	\$0		1/1/1999
09290	INTERIOR ALTERATION	\$154,000	6/25/1999	11/1/1998
07935	GATOR'S DOCKSIDE/COOLER PAD	\$1,500		10/1/1998
08484	DEMO FOOD LION	\$20,000		10/1/1998
07987	DEMO INTERIOR DISCOVERY ZONE; BEAR LAKE VILLAGE	\$2,000		10/1/1998
08455	DEMO OF FIRE SPRINKLERS; BEAR LAKE VILLAGE PUBLIX	\$500		10/1/1998
00816	PERMIT DOES NOT STATE WORK DESCRIPTION; THE FINANCIAL CENTER STE 164	\$1,200	8/5/1998	2/1/1998
00294	INSTALL DRESSING ROOMS; LABELS FOR LESS STE #144	\$2,000		1/1/1998
04753	RELOCATE SERVICE LATERAL; POSITANO ITALIAN RESTAURANT	\$5,000		7/1/1997
01398	SAFETY; POSITANO RESTAURANT UNIT 108	\$200		3/1/1997
00830	FIRE SPRINKLERS FOR 16000 VIDEOS	\$570		2/1/1997
00401	WATER SOFTENER; CAFE POSITANO	\$0		1/1/1997
07949	PERMIT DOES NOT STATE WORK DESCRIPTION; CAFE POSITANO	\$425		12/1/1996
07434	INSTALL EXHAUST HOODS & COOLER	\$12,000		11/1/1996
07667	CHICK FIL-A BURGLAR ALARM	\$0		11/1/1996
07470	CHICK-FIL-A HOOD SYSTEM; PAD PER PERMIT 3050 SEMORAN BLVD E	\$4,200		11/1/1996
07304	FIRE EQUIPMENT FOR CHICK-FIL-A; PAD PER PERMIT 3050 SEMORAN BLVD E	\$900		11/1/1996
06090	CHICK-FIL-A RESTAURANT PAD PER PERMIT 3050 SEMORAN BLVD E	\$300,000	12/6/1996	9/1/1996
05507	POSITANO RESTAURANT-INTERIOR; CO DATE 01/29/97	\$175,000		8/1/1996
05657	BUONGIORNA POSITANO PIZZERIA-FIRE PROTECTION	\$3,650		8/1/1996
00687	SIDEWALK-MATTRESS	\$600		2/1/1996
00140	FAST SIGNS INTERIOR	\$13,376	2/28/1996	1/1/1996
00542	MATTRESS MAVIN-INTERIOR U-164	\$10,000	3/1/1996	1/1/1996
07559	ADD DOOR-GATORS DOCKSIDE	\$650		11/1/1995
05159	GATORS DOCKSIDE STE 180	\$1,800		8/1/1995
04603	GATORS DOCKSIDE RANGE HOOD SYS	\$8,505		7/1/1995
04604	FIRE EXTINGUISH	\$1,270		7/1/1995
04962	GATORS DOCKSIDE-SEMINOLE SAFETY SYSTEMS	\$1,000		7/1/1995
04303	GATORS DOCKSIDE UNIT 180	\$1,760		6/1/1995

03582	GATORS DOCKSIDE UNIT #180	\$30,000	8/4/1995	5/1/1995
04835	TOOLS FOR TEACHING STE 240 NO DESCRIPTION	\$3,950	7/29/1994	7/1/1994
04714	TOOLS FOR TEACHING STE 240	\$3,950		7/1/1994
02684	NO DESCRIPTION SEMINOLE SAFETY SYSTEMS IS COMPANY DOING WORK	\$1,000		4/1/1994
01105	STEPHENS BEAUTY SALOON NO DESCRIPTION	\$11,425	3/17/1994	2/1/1994
07346	WALL SIGN	\$0		6/21/1960

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO CONC	1996	1040	\$5,658	\$3,395
COMMERCIAL ASPHALT DR 2 IN	1989	280500	\$757,350	\$454,410
BRICK WALL - SF	1989	5406	\$114,769	\$68,861
WALKS CONC COMM	1996	711	\$3,868	\$2,321
POLE LIGHT 1 ARM	1989	12	\$22,248	\$22,248
COMMERCIAL CONCRETE DR 4 IN	1996	2856	\$15,537	\$9,322
WOOD UTILITY BLDG	1996	224	\$3,284	\$1,970
POLE LIGHT 1 ARM	1996	2	\$3,708	\$3,708
POLE LIGHT 2 ARM	1996	3	\$10,815	\$10,815

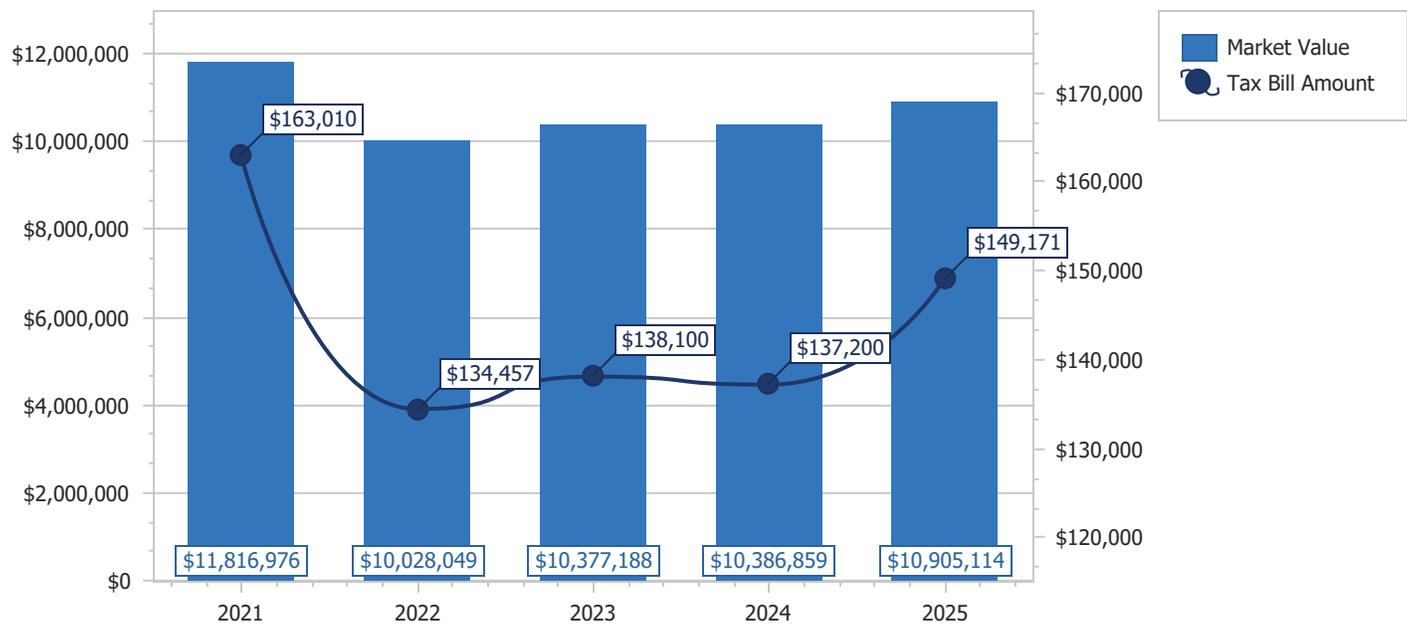
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

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 38

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
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 [epandesk@seminolecountyfl.gov](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 3/9/2026 8:02:55 AM  
**Project:** 26-80000030  
**Credit Card Number:** 37\*\*\*\*\*1000  
**Authorization Number:** 272592  
**Transaction Number:** 090326O17-B149A7AC-5B01-4E48-B6BD-E853941CCB86  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50