



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

PROJ. #: 26-20500007
 RECEIVED AND PAID 06/26/2026

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

☐ LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
☐ LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
☐ SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
☐ SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
☐ TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
☐ TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
☐ REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
☒ PD REZONE**	
☐ PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
☐ PD FINAL DEVELOPMENT PLAN	\$1,000
☐ PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^x x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^x x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
☒ PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10K MAX. FEE)
☐ PD MINOR AMENDMENT	\$1,000
☐ DEVELOPMENT OF REGIONAL IMPACT (DRI)	
☐ DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00	

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: District TownPark	
PARCEL ID #(S): 31-19-30-300-0010-0000	
LOCATION: Northeast of Allure Ln and International Parkway Intersection	
EXISTING USE(S): Vacant	PROPOSED USE(S): Commercial & Residential
TOTAL ACREAGE: 18+/- Acres	BCC DISTRICT: Five
WATER PROVIDER: Seminole County Utilities	SEWER PROVIDER: Seminole County Utilities
CURRENT ZONING: PD	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: HIPTI	PROPOSED FUTURE LAND USE: HIPTI

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Julie P. Kendig-Schrader Esq.		COMPANY: Greenberg Traurig, P.A.
ADDRESS: 450 South Orange Ave, Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407 418.2417	EMAIL: [REDACTED]	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Vijay Seelam, P.E.		COMPANY: England-Thims & Miller, Inc
ADDRESS: 1411 Edgewater Dr, Suite 200		
CITY: Orlando	STATE: FL	ZIP: 32804
PHONE: 407 815.3358	EMAIL: [REDACTED]	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Piedmont Townpark Land LLC		
ADDRESS: PO BOX 20197		
CITY: Atlanta	STATE: GA	ZIP: 30325
PHONE:	EMAIL:	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☒ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan as an Engineered Site Plan may not defer.**

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

☐ Concurrency application has been submitted online and the appropriate fee is attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

George Welch, EIR

5-11-2026

SIGNATURE OF OWNER/AUTHORIZED AGENT

DATE

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

PIEDMONT TOWNPARK LAND, LLC

a Delaware limited liability company

By: Piedmont Operating Partnership, LP

A Delaware limited partnership, its sole member

By: Piedmont Office Realty Trust, Inc., a Maryland

Corporation, its sole general partner

**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: Eastwind Acquisitions, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
John F. Weir	MGR	5604 PGA Blvd., Suite 109, Palm Beach Gardens, FL 33418	100%
Stephen R. Novacki	VP	6900 Tavistock Lakes, Blvd, Suite 400, Orlando, FL 32827	
Steven Potting	VP	5604 PGA Blvd., Suite 109, Palm Beach Gardens, FL 33418	

(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: Eastwind Acquisitions, LLC

NAME	ADDRESS	% OF INTEREST
Eastwind Acquisitions, LLC	5604 PGA Blvd., Suite 109, Palm Beach Gardens, FL 33418	100%

(Use additional sheets for more space)

Date of Contract: August 15, 2025

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:

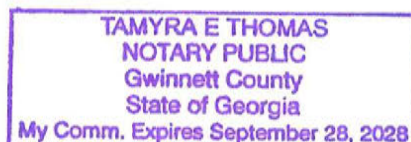
5-11-2026
Date

STATE OF FLORIDA Georgia
COUNTY OF SEMINOLE Gwinnett

George Wells, EVP
Owner, Agent, Applicant Signature
PIEDMONT TOWNPARK LAND, LLC
a Delaware limited liability company
By: Piedmont operating Partnership, LP
A Delaware limited partnership, its sole member
By: Piedmont office Realty Trust, Inc., a Maryland Corporation, its sole general Partner

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of May, 2026, by George Wells, who is ☒ personally known to me, or ☐ has produced _____ as identification.

Tamyra E. Thomas
Signature of Notary Public



Tamyra E. Thomas
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, George Wells, the owner of record for the following described property [Parcel ID Number(s)] 31-19-30-300-0010-0000 hereby designates

ETM, Inc co/ Vijay Seelam P.E. & Greenberg Traurig, P.A. co/ Julie P. Kendig-Schrader 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: PD MAJOR AMENDMENT

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.

5-11-2026
Date

George Wells
Property Owner's Signature

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF Gwinnett

George Wells EVP
Property Owner's Printed Name
PIEDMONT TOWNPARK LAND LLC
a Delaware limited liability company
By: Piedmont Operating Partnership, LP
A Delaware limited partnership, its sole member
By: Piedmont Office Realty Trust, Inc., a Maryland
corporation, its sole general partner
Georgia

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared George Wells (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 11th day of May, 2026.

TAMYRA E THOMAS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires September 28, 2028

Chm/EO
Notary Public

PIEDMONT

REALTY TRUST™

***Excerpt from the minutes of the Board of Directors Form May 12, 2026*

****Election of Officers**

WHEREAS, Article V, Section 1 of the Bylaws of the Corporation provide that the officers of the Corporation shall be elected annually by the Board of Directors, except that the chief executive officer may appoint one or more vice presidents, assistant secretaries and assistant treasurers;

NOW, THEREFORE, BE IT RESOLVED, that the following persons are hereby elected to the offices set forth opposite their respective names, to serve until the next annual meeting of the Board of Directors, or until their successors are elected and have qualified or their earlier death, resignation or removal from office:

<u>Name</u>	<u>Office</u>
* C. Brent Smith	President and Chief Executive Officer
* Sherry L. Rexroad	Executive Vice President, Chief Financial Officer, and Corporate Secretary
Pierre Dait	Senior Vice President, Risk Management
Kevin Fossum	Executive Vice President, Property Management
M. Wade Grace III	Senior Vice President and Controller
Jennifer Heneisen	Senior Vice President, Financial Planning and Analysis
* Christopher Kollme	Executive Vice President, Investments
Damian J. Miller, CFA	Executive Vice President, Central Region
* Laura P. Moon	Executive Vice President, Chief Accounting Officer, Treasurer, and Assistant Secretary
Lisa M. Tyler	Senior Vice President, Human Resources
* Alex Valente	Executive Vice President and Co-Chief Operating Officer
* George Wells	Executive Vice President and Co-Chief Operating Officer

*Further, the officers set forth above indicated with an asterisk next to their name meet the definition of "Executive Officers" as defined by Securities and Exchange Commission ("SEC") regulations and shall be designated as the company's reporting officers under section 16 of the Securities and Exchange Act of 1934.

General Authorizations and Ratification

FURTHER RESOLVED, that the proper officers of the Corporation, and each of them, with full authority to act, within their respective defined corporate responsibilities, without any of the others, are hereby authorized and directed to do and perform, or cause to be done and performed, all such acts, deeds and things and to make, execute and deliver, or cause to be made, executed and delivered, all such agreements, undertakings, documents, instruments or certificates in the name and on behalf of the Corporation or otherwise as they, and each of them, may deem necessary or appropriate to effectuate or carry out fully the purpose and intent of the foregoing resolutions, including incurring the expense of legal counsel; and

FURTHER RESOLVED, that any and all action heretofore or hereafter taken by any officer or officers of the Corporation within the terms of the foregoing resolutions is hereby ratified and confirmed as the act and deed of the Corporation.

I SHERRY L. REXROAD authorizes the minutes noted above from the Board of Directors Form May 12, 2026 that provides the Election of Officers for Piedmont Operating Partnership, L.P.

SHERRY L. REXROAD

Print or type name

[Signature]

Signature

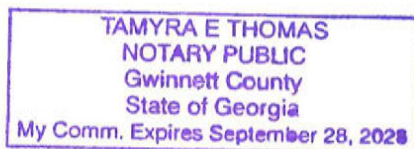
State of Georgia, County of Gwinnett

The foregoing instrument was acknowledged before me this 24 day of June, 2026, by Sherry Rexroad, who is personally known to me or who has produced _____ as identification and who (did/did not) take an oath.

[Signature]
Signature of Notary Public-State of Georgia

Tamya E. Thomas
Print Name

June 24, 2026
Date



Notary Seal or Stamp Above

2026 Property Record Card



Parcel: **31-19-30-300-0010-0000**
 Property Address:
 Owners: **PIEDMONT TOWNPARK LAND LLC**
 2026 Market Value \$6,037,059 Assessed Value \$590,692 Taxable Value \$590,692
 2025 Tax Bill \$6,717.86 Tax Savings with Non-Hx Cap \$58,502.90
 Grazing Land property has a lot size of 18.42 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	31-19-30-300-0010-0000
Property Address	
Mailing Address	PO BOX 20197 ATLANTA, GA 30325-0197
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	61:Grazing Land
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$6,037,059	\$6,037,059
Land Value Agriculture	\$711,422	\$711,422
Just/Market Value	\$6,037,059	\$6,037,059
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$120,730	\$174,261
P&G Adjustment	\$0	\$0
Assessed Value	\$590,692	\$537,161

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$65,220.76
Tax Bill Amount	\$6,717.86
Tax Savings with Exemptions	\$58,502.90

Owner(s)

Name - Ownership Type

PIEDMONT TOWNPARK LAND LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 31 TWP 19S RGE 30E
THAT PT OF NE 1/4 LYG E INTERNATIONAL PKWY & S OF SCL RR (LESS SR 417 R/W & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$590,692	\$0	\$590,692
SCHOOLS	\$711,422	\$0	\$711,422
WATER MANAGEMENT DISTRICT	\$590,692	\$0	\$590,692

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2014	\$7,700,000	08373/1654	Vacant	Yes
QUIT CLAIM DEED	10/1/2013	\$100	DR430/1303	Vacant	No
WARRANTY DEED	1/1/2005	\$5,125,000	05600/1667	Vacant	Yes
QUIT CLAIM DEED	11/1/2000	\$100	04247/1895	Vacant	No
QUIT CLAIM DEED	8/1/1999	\$1,709,400	03710/0128	Vacant	No
WARRANTY DEED	12/1/1996	\$870,000	03168/0284	Improved	No
SPECIAL WARRANTY DEED	3/1/1991	\$100	02293/1207	Improved	No
WARRANTY DEED	3/1/1988	\$1,650,000	01939/0312	Vacant	No
WARRANTY DEED	2/1/1986	\$957,000	01712/1729	Vacant	No
WARRANTY DEED	12/1/1979	\$133,300	01265/1570	Vacant	No

Land

Units	Rate	Assessed	Market
15.44 Acres	\$345,000/Acre Market, \$120/Acre AG	\$1,853	\$5,327,490
57,455 SF	\$12.35/SF	\$709,569	\$709,569

Permits

Permit #	Description	Value	CO Date	Permit Date
02858	ELECTRIC - 3301 INTERNATIONAL PKWY	\$1,500		3/16/2016

Extra Features

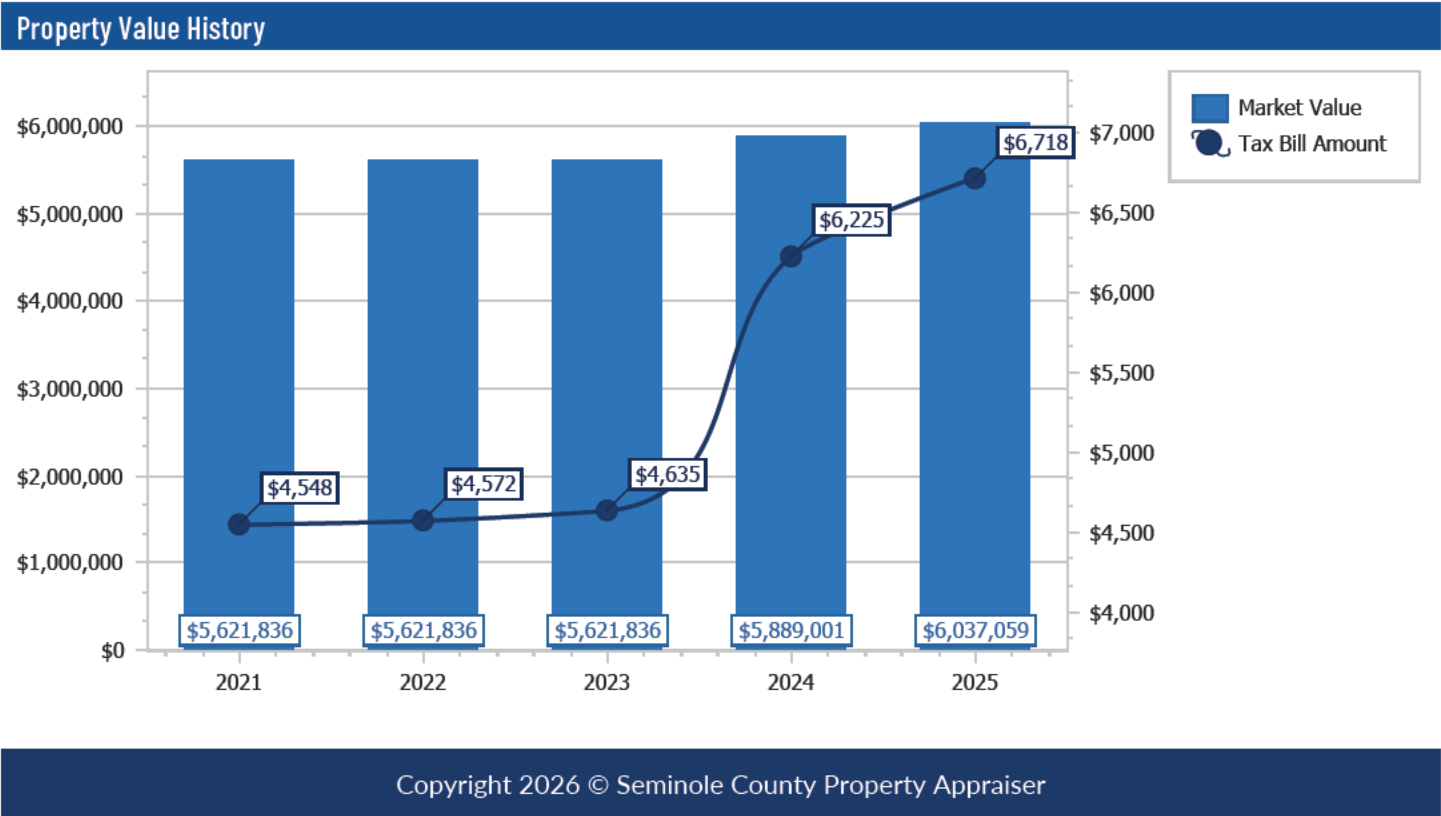
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	34
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	





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Detail by Entity Name

Foreign Profit Corporation

PIEDMONT REALTY TRUST, INC.

Filing Information

Document Number	F98000007050
FEI/EIN Number	58-2328421
Date Filed	12/28/1998
State	MD
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	06/10/2025
Event Effective Date	NONE

Principal Address

5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Changed: 03/27/2019

Mailing Address

5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Changed: 03/27/2019

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title CEO

SMITH, C. BRENT
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Title CFO

REXROAD, SHERRY
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Title CAO

MOON, LAURA P
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Title Secretary, Corporate

Rexroad, Sherry
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Annual Reports

Report Year	Filed Date
2024	04/03/2024
2025	04/03/2025
2026	04/02/2026

Document Images

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[06/10/2025 -- Name Change](#)

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03/08/2016 -- ANNUAL REPORT	View image in PDF format
01/23/2015 -- ANNUAL REPORT	View image in PDF format
01/16/2014 -- ANNUAL REPORT	View image in PDF format
04/11/2013 -- ANNUAL REPORT	View image in PDF format
01/19/2012 -- ANNUAL REPORT	View image in PDF format
01/25/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
01/03/2008 -- ANNUAL REPORT	View image in PDF format
08/10/2007 -- Name Change	View image in PDF format
04/03/2007 -- ANNUAL REPORT	View image in PDF format
02/22/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
02/27/2004 -- ANNUAL REPORT	View image in PDF format
05/05/2003 -- ANNUAL REPORT	View image in PDF format
05/14/2002 -- ANNUAL REPORT	View image in PDF format
05/18/2001 -- ANNUAL REPORT	View image in PDF format

[03/27/2000 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/10/1999 -- ANNUAL REPORT](#)[View image in PDF format](#)[12/28/1998 -- Foreign Profit](#)[View image in PDF format](#)

Florida Department of State, Division of Corporations



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Detail by Officer/Registered Agent Name

Foreign Limited Liability Company
PIEDMONT TOWNPARK LAND, LLC

Filing Information

Document Number	M14000008265
FEI/EIN Number	58-2368838
Date Filed	11/14/2014
State	DE
Status	ACTIVE

Principal Address

5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Changed: 03/27/2019

Mailing Address

5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Changed: 03/27/2019

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

PIEDMONT OPERATING PARTNERSHIP, L.P.
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Title Authorized Representative

Moon, Laura
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Annual Reports

Report Year	Filed Date
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2024	04/03/2024
2025	04/03/2025
2026	04/02/2026

Document Images

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04/05/2023 -- ANNUAL REPORT	View image in PDF format
04/06/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
01/23/2015 -- ANNUAL REPORT	View image in PDF format
11/14/2014 -- Foreign Limited	View image in PDF format



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	PIEDMONT OPERATING PARTNERSHIP, L.P.	Control Number:	0260873
Business Type:	Foreign Limited Partnership	Business Status:	Active/Compliance
Business Purpose:	NONE		
Principal Office Address:	5565 Glenridge Connector, Suite 450, Atlanta, GA, 30342, USA	Date of Formation / Registration Date:	12/9/2002
Jurisdiction:	Delaware	Last Annual Registration Year:	2026
Principal Record Address:	NONE		

REGISTERED AGENT INFORMATION

Registered Agent Name: **C T CORPORATION SYSTEM**
Physical Address: **289 S Culver St, Lawrenceville, GA, 30046-4805, USA**
County: **Gwinnett**

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Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530, Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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

Receipt Details

Date: 6/26/2026 2:05:28 PM
Project: 26-20500007
Credit Card Number: 51*****2821
Authorization Number: 10830G
Transaction Number: 260626O76-A2810D70-8499-4234-8508-E3567289A5D5
Total Fees Paid: 5537.40

Fees Paid

Description	Amount
MAJOR PD AMENDMENT 14	5425.00
CC CONVENIENCE FEE -- PZ	112.40
Total Amount	5537.40