



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

PROJ. #: **25-55100003**

RECEIVED 09/12/2025
PAID 09/16/2025

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☒ PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
☐ FINAL ENGINEERING PLAN (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
☐ FINAL PLAT (FP)	\$1,500.00
☐ MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: Heathrow Square

PARCEL ID #(S): 12-20-29-300-0060-0000, 12-20-29-300-001C-0000

NUMBER OF LOTS: 4 ☐ SINGLE FAMILY ☐ TOWNHOMES ☒ COMMERCIAL ☐ INDUSTRIAL ☐ OTHER

ARE ANY TREES BEING REMOVED? ☐ YES ☐ NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

WATER PROVIDER: SEMINOLE COUNTY UTILITIES

SEWER PROVIDER: SEMINOLE COUNTY UTILITIES

ZONING: PD

FUTURE LAND USE: PD

TOTAL ACREAGE: 11.02

BCC DISTRICT: 5: HERR

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Ryan Stahl

COMPANY: EQX-HRP Heathrow, LLC

ADDRESS: 630 S. Maitland Ave., Suite 100

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-628-0077

EMAIL: rstahl@equinox-development.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Brent Lenzen, P.E.

COMPANY: Kimley-Horn and Associates, Inc.

ADDRESS: 200 S Orange Avenue, Suite 600

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-427-1610

EMAIL: brent.lenzen@kimley-horn.com

OWNER(S)

NAME(S): EQX-HRP Heathrow, LLC

ADDRESS: 630 S. Maitland Ave., Suite 100

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-628-0077

EMAIL: rstahl@equinox-development.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issues and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

- ☐ Concurrency Application and appropriate fee are 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.

- ☒ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). 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.


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

DATE

9.9.25

**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: SG LM RE HOLDINGS, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Nathan Green	MGR	1275 Lake Heathrow Lane	
Robert Crews	MGR	1275 Lake Heathrow Lane	

(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

6/6/25

Owner, Agent, Applicant Signature

[Signature]

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of June, 2025, by Robert Crews, who is ☐ personally known to me, or ☒ has produced Driver License as identification.



KRISTIN BANKS
Commission # HH 405810
Expires June 4, 2027

Signature of Notary Public

[Signature]

Kristin Banks
Print, Type or Stamp Name of Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

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- ☐ 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

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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: EQX-HRP Heathrow, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Ryan Stahl	MGR	630 S. Maitland Avenue, Suite 100	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

6.6.25

Owner, Agent, Applicant Signature

[Signature]

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of June, 2025, by Ryan Stahl, who is ☒ personally known to me, or ☐ has produced _____ as identification.

[Signature]
Signature of Notary Public



KRISTIN BANKS
Commission # HH 405810
Expires June 4, 2027

Kristin Banks
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, Ryan Stahl, the owner of record for the following described property [Parcel ID Number(s)] 12-20-29-300-0060-0000, 12-20-29-300-001C-0000 hereby designates Brent Lenzen, P.E. 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.

9.9.25
Date


Property Owner's Signature
Ryan Stahl
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Ryan Stahl (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 9th day of September, 2025.



KRISTIN BANKS
Commission # HH 405810
Expires June 4, 2027


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).

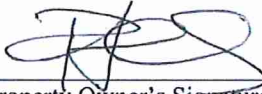
I, SG LM RE HOLDINGS, LLC / Nathan Green, Robert Crews, the owner of record for the following described property [Parcel ID Number(s)] 12-20-29-300-0060-0000; 12-20-29-300-001C-0000 hereby designates Brent Lenzen, P.E. / Kimley-Horn and Associates, Inc. to act as my authorized agent for the filing of 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 Minor 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.

Date 6/6/25


Property Owner's Signature

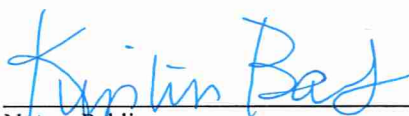
Robert Crews
Property Owner's Printed Name

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 Robert Crews (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Driver's license as identification, and who executed the foregoing instrument and sworn an oath on this 6th day of June, 2025.



KRISTIN BANKS
Commission # HH 405810
Expires June 4, 2027


Notary Public

Property Record CardAA



Parcel: 12-20-29-300-0060-0000
Property Address: 100 INTERNATIONAL PKWY LAKE MARY, FL 32746
Owners: EQX-HRP HEATHROW LLC
2025 Market Value \$15,940,512 Assessed Value \$15,940,512 Taxable Value \$15,940,512
2024 Tax Bill \$199,011.95
Retail Center-Anchored property w/1st Building size of 43,340 SF and a lot size of 11.73 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	12-20-29-300-0060-0000
Property Address	
Mailing Address	630 S MAITLAND AVE STE 100 MAITLAND, FL 32751-3402
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	5	5
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$15,940,512	\$15,066,390
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	\$15,940,512	\$15,066,390

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$199,011.95
Tax Bill Amount	\$199,011.95
Tax Savings with Exemptions	\$0.00

Owner(s)AA

Name - Ownership Type
EQX-HRP HEATHROW LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 12 TWP 20S RGE 29E
 BEG 190 FT S 83 DEG 50 MIN 18 SEC E
 OF INT N R/W LAKE MARY BLVD & E
 R/W HEATHROW BLVD RUN N 13 DEG 42
 MIN 25 SEC W 49.98 FT N 66 DEG 21
 MIN 1 SEC W 76.54 FT N 23 DEG 30
 MIN 56 SEC E 167.63 FT S 74 DEG 38
 MIN 58 SEC E 137.77 FT N 18 DEG 45
 MIN 30 SEC E 282.22 FT N 160 FT E
 37 FT N 160.19 FT S 70 DEG 10 MIN
 32 SEC E 943.36 FT S 56 DEG 54 MIN
 18 SEC W 173.44 FT SWLY & WLY ALONG
 CURVE 170.31 FT N 54 DEG 35 MIN 42
 SEC W 54.40 FT S 35 DEG 24 MIN 18
 SEC W 92 FT SLY ALONG CURVE 263.28 FT
 S 6 DEG 53 MIN W 38.63 FT SLY ON
 CURVE 38.96 FT N 83 DEG 50 MIN 18
 SEC W TO BEG (LESS R/W ON S FOR LK
 MARY BLVD & FROM SE COR RUN W
 1404.21 FT N 79 DEG 04 MIN 02 SEC
 W 6.14 FT WLY ALONG CURVE 388.36 FT
 N 83 DEG 50 MIN 18 SEC W 65.95 FT
 NELY ALONG CURVE 38.96 FT N 06 DEG 53
 MIN 00 SEC E 38.63 FT NELY ALONG ELY
 R/W INT'L PKWY 226.89 FT NWLY ALONG
 CURVE 36.39 FT N 35 DEG 24 MIN 18
 SEC E 92 FT S 54 DEG 35 MIN 42 SEC
 E 54.40 FT ELY ALONG CURVE 36.11 FT
 NELY ALONG CURVE 79.40 FT N 38 DEG 55
 MIN 15 SEC W 49.88 FT TO POB RUN
 N 80 DEG 47 MIN 37 SEC W 31.19 FT
 N 51 DEG 21 MIN 48 SEC W 51.34 FT
 N 09 DEG 12 MIN 23 SEC E 120.89 FT
 S 79 DEG 40 MIN 54 SEC E 170.66 FT
 S 54 DEG 12 MIN 23 SEC W 96.64 FT
 S 35 DEG 47 MIN 37 SEC E 34 FT S
 54 DEG 12 MIN 23 SEC W 71.31 FT TO
 BEG)

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$15,940,512	\$0	\$15,940,512
Schools	\$15,940,512	\$0	\$15,940,512
FIRE	\$15,940,512	\$0	\$15,940,512
ROAD DISTRICT	\$15,940,512	\$0	\$15,940,512
SJWM(Saint Johns Water Management)	\$15,940,512	\$0	\$15,940,512

SalesAA

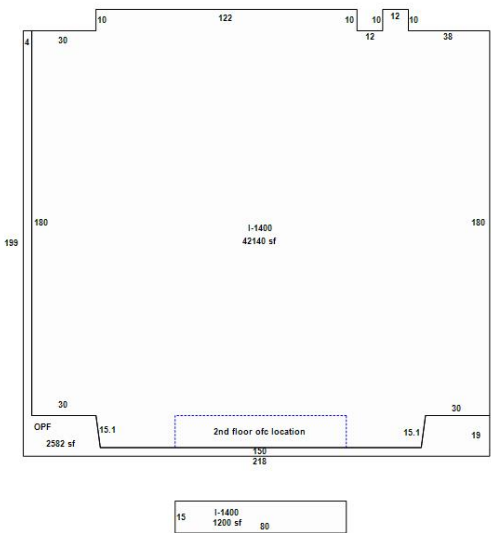
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/25/2021	\$18,200,000	09974/1672	Improved	Yes

WARRANTY DEED	8/1/2001	\$7,350,000	04157/1223	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$10,218,600	02144/0967	Improved	No
WARRANTY DEED	12/1/1986	\$100	01799/0450	Vacant	No

LandAA			
Units	Rate	Assessed	Market
519,721 SF	\$7.16/SF	\$3,721,202	\$3,721,202

Building InformationAA	
#	1
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	43340
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$3,952,764
Assessed	\$2,351,895

* Year Built = Actual / Effective

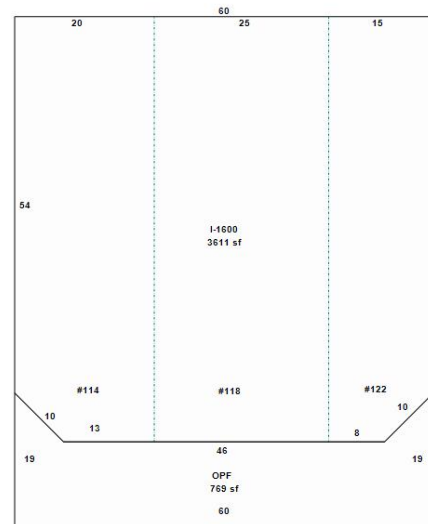


Building 1

AppendagesAA	
Description	Area (ft²)
OPEN PORCH FINISHED	2582

Building InformationAA	
#	2
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3611
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$364,939
Assessed	\$217,139

* Year Built = Actual / Effective

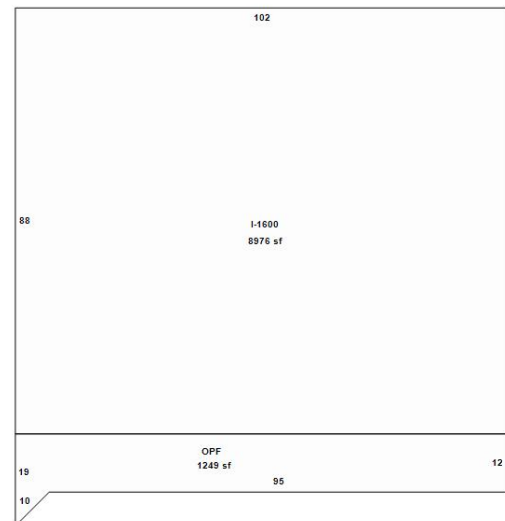


Building 2

AppendagesAA	
Description	Area (ft²)
OPEN PORCH FINISHED	769

Building InformationAA	
#	3
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	8976
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$880,043
Assessed	\$523,626

* Year Built = Actual / Effective



Building 3

AppendagesAA	
Description	Area (ft²)
OPEN PORCH FINISHED	1249

Building InformationAA	
#	4
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	17726
Total Area (ft²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$2,369,836
Assessed	\$1,410,052

Building 4

* Year Built = Actual / Effective

AppendagesAA	
Description	Area (ft²)
OPEN PORCH FINISHED	3040
OPEN PORCH FINISHED	4700
UTILITY FINISHED	328
UTILITY FINISHED	1131

Building 5

Building InformationAA	
#	5
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	30098
Total Area (ft²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$3,804,374
Assessed	\$2,263,603

OPEN PORCH FINISHED	788
OPEN PORCH FINISHED	5052
OPEN PORCH FINISHED	3747

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
03807	100 INTERNATIONAL PKWY: PLUMBING - COMMERCIAL-restaurant	\$2,915		6/8/2021
03166	100 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-3 WALL SIGHS	\$7,000		4/2/2021
14240	120 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-Wall Sign	\$1,180		9/17/2020
16138	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-	\$1,528		11/19/2019
05133	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-COMMERCIAL	\$1,650		4/10/2019
02997	MECHANICAL- #128	\$10,000		3/14/2019
03631	FIRE SUPPRESSION- #140	\$1,700		4/6/2018
17379	SIGN #140	\$7,990		3/1/2018
00393	100 INTERNATIONAL PKWY: REROOF COMMERCIAL	\$70,725		1/29/2018
01140	REROOF	\$70,725		1/19/2018
05350	ALARM SYSTEM ALTERATION - #184	\$4,800		4/25/2017
04358	WALL SIGN - #184	\$2,280		4/6/2017
04291	ELECTRICAL - #184	\$12,000		4/5/2017
03251	REWORK FIRE SPRINKLER SYSTEM - #184	\$7,345		3/14/2017
01019	WALL SIGN - #120	\$1,800		1/26/2017
00332	INTERIOR BUILD-OUT - #184	\$150,000	5/24/2017	1/10/2017
13252	REPLACE DUKE ENERGY BY-PASS - SAME FOR SAME - QUEST DIAGNOSIS - #140	\$250		11/16/2016
13253	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - HEATHROW CHIROPRACTIC - #120	\$250		11/16/2016
13255	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #124	\$250		11/16/2016
13256	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #128	\$250		11/16/2016
13258	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13261	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13262	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
10753	MECHANICAL - 100 INTERNATIONAL PKWY #130	\$9,500		9/15/2016
11908	MECHANICAL	\$127,700		10/20/2015
09640	REROOF - 100 INTERNATIONAL PKWY	\$15,000		8/26/2015
09642	REROOF	\$6,000		8/26/2015
09643	REROOF	\$27,000		8/26/2015

09501	REROOF	\$52,000		8/21/2015
11026	ALARM SYSTEM ALTERATION	\$24,920		11/18/2014
09332	GROUND & WALL SIGNS	\$40,378		9/18/2014
08776	ELECTRICAL - #110	\$1,500		9/4/2014
07968	REMOVE ALL EXISTING SIGNS - INSTALL NEW WINN-DIXIE ON FRONT & SIDE ELEVATION - INSTALL NEW LIQUOR SIGN ON FRONT ELEVATION - FACE CHANGE ONLY ON PYLON SIGN - #110 - 100 INTERNATIONAL PKWY	\$23,000		8/21/2014
06140	HOOK-UP FACTORY INSTALLED FIRE SUPPRESSION SYSTEM - #110 - WINN DIXIE - 100 INTERNATIONAL PKWY	\$1,125		6/23/2014
05403	ADD & RELOCATE FIRE SPRINKLERS - #110 - 100 INTERNATIONAL PKWY	\$16,153		6/4/2014
04241	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$5,120		5/8/2014
04240	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$42,750		5/8/2014
02858	INTERIOR ALTERATION - #110 - 100 INTERNATIONAL PKWY	\$1,100,000	6/16/2015	4/1/2014
09451	MECHANICAL - #240	\$6,140		11/12/2013
06681	BEAM REPAIR - #110 - 100 INTERNATIONAL PKWY	\$7,000		8/7/2013
06223	ADDING WIRELESS RADIO TO FACP FOR FIRE ALARM MONITORING - #220	\$972		7/23/2013
01688	SIGNS.	\$1,990		4/17/2013
09472	UPGRADE THE EXISTING FIRE SUPPRESSION SYSTEM - #140 - LUIGINO'S	\$1,600		12/21/2012
07351	ADD & RELOCATE FIRE SPRINKLER HEADS - #120	\$2,482		9/27/2012
07088	LETTER WALL SIGN - #120 - QUEST DIAGNOSTICS	\$5,450		9/19/2012
07038	INSTALLATION OF NEW SIGNAGE & CONNECT TO EXISTING ELECTRIC - #112	\$6,133		9/18/2012
06968	MECHANICAL - #240	\$19,914		9/14/2012
06234	INTERIOR ALTERATION - #120	\$137,985	10/24/2012	8/15/2012
06082	DEMOLISH & REMOVE WALK-IN COOLER - #188	\$800		8/10/2012
03974	INTERIOR ALTERATION - #112	\$20,000	8/14/2012	5/29/2012
03833	REMOVE INTERIOR NON-LOADING BEARING WALLS & DELETE ELECTRICAL - #262 - BODY COACH	\$1,850		5/22/2012
07921	CHANGEOUT WALL SIGN - #130 - CVS - 100 INTERNATIONAL PKWY	\$1,800		10/7/2011
01268	WALL SIGN - #124 - CHIROPRACTIC	\$2,300		2/22/2011
01267	WALL SIGN W/LED LIGHTS - #120 - DIVA	\$2,200		2/22/2011
00768	FIRE ALARM SYSTEM INSTALLATION - #176 - ARTHUR MURRAY DANCE STUDIO	\$1,068		2/2/2011
00770	INSTALL WIRELESS RADIO FOR FIRE ALARM MONITORING ONLY - #130 - CVS PHARMACY; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$1,068		2/2/2011

07922	FIRE SPRINKLER SYSTEM INSTALLATION - #124	\$882		10/5/2010
07501	INTERIOR ALTERATION - NO CHANGE OF USE - #124	\$20,000		9/20/2010
05299	INTERIOR ALTERATION - #188	\$111,796		7/1/2009
04612	WALL SIGN	\$2,312		6/9/2009
03228	REROOF	\$176,330		4/28/2009
02846	ELECTICAL MISC/BLDG PMT COMM/FP FIRE NEW CONS/ALTERATIONS	\$18,000		4/15/2009
00853	INSTALL FIRE SPRINKLERS - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$3,195		2/5/2009
00190	SIGN - SUBWAY - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		1/12/2009
11022	INTERIOR ALTERATION - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$70,000	3/2/2009	11/3/2008
10454	INSTALL FIRE SPRINKLERS - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$8,390		10/14/2008
10399	MECHANICAL & CONDENSOR #240	\$5,473		10/13/2008
01039	A/C CHANGEOUT - #240	\$5,473		10/13/2008
08645	INSTALL FIRE SPRINKLERS - WINN DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		8/19/2008
08541	INTERIOR BUILDOUT - #188	\$57,610		8/14/2008
08238	A/C CHANGEOUT - CVS PHARMACY - #130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$7,495		8/5/2008
07076	REMODELING WINN-DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$10,000	9/25/2008	7/2/2008
05575	INSTALL FIRE SPRINKLERS - #240	\$3,385		5/27/2008
05589	RANGE HOOD SUPPRESSION SYSTEM - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,300		5/27/2008
05506	SIGN - #122 - SAMURAI SUSHI; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,000		5/23/2008
04245	INSTALL FIRE ALARM SYSTEM - ADVANCED DERMATOLOGY - #240	\$4,975		4/23/2008
02601	INTERIOR ALTERATION - #240	\$115,000		3/13/2008
02259	INSTALL FIRE SPRINKLERS - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		3/5/2008
01214	REMOVE & REPLACE ROOF-TOP UNIT - #220	\$7,000		2/5/2008
13522	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$59,000	8/12/2008	12/31/2007
09496	REROOF - #128	\$10,490		8/24/2007
05301	MECHANICAL & CHANGEOUT - LUIGINOS	\$3,830		5/17/2007
04773	MECHANICAL & CONDENSOR	\$3,100		5/4/2007
04697	INSTALL FIRE SPRINKLERS - #192	\$2,100		5/3/2007
04702	INSTALL FIRE SPRINKLERS - #188	\$2,100		5/3/2007
03457	INSTALL FIRE SPRINKLERS - #184	\$2,800		4/4/2007
03220	INSTALL FIRE ALARM SYSTEM - SUITE #192	\$1,155		3/29/2007

03222	INSTALL FIRE ALARM SYSTEM - SUITE #188	\$1,155		3/29/2007
02796	INSTALL FIRE ALARM SYSTEM - #184	\$1,200		3/20/2007
02517	TENANT ALTERATION - SUITE #184	\$9,200	6/19/2007	3/13/2007
02375	INSTALL FIRE ALARM SYSTEM - #176 - AUTHOR MURRAY	\$3,200		3/9/2007
02110	INSTALL FIRE SPRINKLERS - AURTHOR MURPHY'S - #176	\$4,000		3/2/2007
01544	TENANT BUILDOUT - #192	\$30,000	8/8/2007	2/14/2007
01198	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$43,995		2/6/2007
01116	WALL SIGN - ARTHUR MURRAY DANCE STUDIO - SUITE #176	\$1,950		2/2/2007
00730	ADD OFFICE & CHANGE ELECTRIC - ARTHUR MURRAY DANCE - #176	\$10,995	3/16/2007	1/23/2007
00722	INTERIOR BUILDOUT - #188	\$125,000	8/8/2007	1/23/2007
12124	INSTALL FIRE SPRINKLERS - #184	\$3,239		10/26/2006
12135	INSTALL FIRE SPRINKLERS - #176	\$3,239		10/26/2006
12004	MECHANICAL & CONDENSOR	\$3,170		10/24/2006
11778	INTERIOR BUILDOUT - #184	\$25,000		10/18/2006
10381	INTERIOR BUILDOUT - #176	\$25,000		9/11/2006
07438	WALL SIGN	\$4,157		6/22/2006
05940	WALL SIGN - SUITE #118; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,365		5/22/2006
05455	INSTALL FIRE SPRINKLERS - #116	\$2,068		5/9/2006
03738	TENANT BUILDOUT - #220	\$100,000	6/23/2006	4/4/2006
03573	WALL SIGN - #128	\$6,500		3/31/2006
02966	INTERIOR BUILDOUT - BARNEY'S COFFEE - SUITE #120	\$120,000	6/22/2006	3/17/2006
01205	REPLACE 5 TON AIR HANDLER	\$3,500		2/2/2006
10107	REPLACE STORM-DAMAGED ENTRY SIGN & INSTALL NEW MONUMENT SIGN; PAD PER PERMIT 126 INTERNATIONAL PKWY	\$25,000		5/20/2005
00358	INTERIOR REMODE - CVS STORE #3920; PAD PER PERMIT 100 INTERNATIONAL PKWY #130	\$50,000		1/6/2005
15261	REPLACING CANOPY DUE TO HURRICANE DAMAGE - LUIGINO'S PASTA & STEAKHOUSE	\$2,450		11/23/2004
15101	REROOF DUE TO HURRICANE DAMAGE - SUITE #1262	\$17,000		11/22/2004
14523	RELOCATE EXISTING SPRINKLER HEADS - #112	\$2,850		11/15/2004
14003	INSTALL SIGN ON WALL FACIA - H & R BLOCK - HOOK-UP TO EXISTING PRIMARY - #112	\$2,100		11/5/2004
10736	INTERIOR RENOVATION FOR H & R BLOCK - #112	\$40,320	11/29/2004	9/17/2004
10323	SWITCHING ECKERD SIGN TO CVS SIGN - SUITE 130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$800		9/10/2004

03891	MECHANICAL & CONDENSOR - #220	\$4,500		4/7/2004
03280	INSTALL FIRE ALARM SYSTEM	\$2,258		3/26/2004
03024	INSTALL FIRE SPRINKLERS/MAIN	\$2,893		3/19/2004
00567	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$0		1/16/2004
13227	ROOF STRUCTURE OVER OPEN SEATING AREA	\$40,000		11/25/2003
11945	WALL SIGN - #120	\$0		10/23/2003
09057	INSTALL FIRE SPRINKLERS/MAIN - #240	\$2,450		8/13/2003
08738	INSTALL FIRE ALARM SYSTEM	\$1,800		8/5/2003
08325	BUILDOUT; #240	\$60,000	11/6/2003	7/24/2003
08327	BUILDOUT - #240	\$60,000		7/24/2003
06274	MECHANICAL & CONDENSOR - #240	\$6,934		6/1/2003
04768	INSTALL FIRE SPRINKLERS/MAIN - #128	\$1,800		5/1/2003
03453	INSTALL FIRE SPRINKERS/MAIN	\$2,500		4/1/2003
03666	INTERIOR BUILDOUT - #128	\$89,000	6/6/2003	4/1/2003
02505	WALL SIGN - #128	\$0		3/1/2003
00349	WALL SIGN - #128	\$0		1/1/2003
00507	INSTALL FIRE SPRINKLERS/MAIN	\$3,974		1/1/2003
11542	INSTALL FIRE ALARM SYSTEM	\$2,500		11/1/2002
11163	MECHANICAL & CONDENSOR	\$45,000		11/1/2002
10432	INSTALL FIRE SPRINKLERS/MAIN	\$0		10/1/2002
09526	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL #106	\$0		9/1/2002
08990	PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$250,000	3/13/2003	9/1/2002
08432	INSTALL FIRE ALARM SYSTEM; #240	\$4,200		9/1/2002
08357	REMODELING OF EXISTING OFFICE - #240	\$200,000		8/1/2002
07218	WALL SIGN	\$0		7/1/2002
05435	WINN-DIXIE #2380 - FIRE WORK SALE IN STORE	\$3,500		5/1/2002
04238	MECHANICAL & CONDENSOR; #120	\$1,995		4/1/2002
04081	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$2,753		4/1/2002
01384	REPLACING STAIRS @ MARKET SQUARE SHOPPING CENTER; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$5,500		2/1/2002
02210	TIE/DOWN REMEDIATION BLDG; PAD PER PERMIT 100 INTERNATIONAL PKWY #116	\$15,000		2/1/2002
04637	RANGE HOOD PERMIT PAD 120 INTERNATIONAL PKWY 140	\$1,500		5/1/2001
04797	FIRE PROTECTION; PERMIT PAD 100 INTERNATIONAL PKWY 110	\$0		5/1/2001
02954	MECHANICAL&CONDENSOR	\$2,000		4/1/2001
03694	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$950		4/1/2001
01132	WALL SIGN PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$3,000		2/1/2001

01514	SIDING/AWNINGS/AL ROOF/CANOPY PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,365		2/1/2001
09656	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$2,000		10/25/2000
05406	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKY 114; CONTRACTOR - RINALDI'S HEATING & AIR CONDITIONING	\$5,000		6/12/2000
03579	FENCE/WALL; SHOPPES OF HEATHROW; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$3,000		4/1/2000
00670	FIRE PROTECTION & MECHANICAL; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - JIM GARRISON INC	\$47,500	6/2/2000	3/1/2000
02006	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - WILHELM, WILLIAM J	\$1,900		3/1/2000
00856	WOOD DECK; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$15,000		2/1/2000
09936	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$840		12/1/1999
10553	INSTALL FIRE SPRINKLERS/MAIN PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$1,020		12/1/1999
08775	MECHANICAL; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$24,000		11/1/1999
06156	INTERIOR RENOVATION; STE 276; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$7,656	10/1/1998	8/1/1998
06157	INTERIOR RENOVATION; STE 280; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$6,384	10/8/1998	8/1/1998
05435	POSTED WITHOUT PERMIT; ADD 14' WALL W/DOOR; PAD PER CO 100 INTERNATIONAL PKWY	\$0	9/26/1997	8/1/1997
03777	FIRE PROTECTION; PAD PER PERMIT 120 INTERNATIONAL PKWY; PASTA LOVERS	\$400		6/1/1997
03025	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$0		5/1/1997
03226	FIRE PROTECTION; SHOPPES OF HEATHROW STE 120; PAD PER PERMIT 120 INTERNATINAL PKWY	\$860		5/1/1997
01465	ADD BRM; LUIGINOS PASTA LOVERS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$20,000	6/20/1997	3/1/1997
01609	RENAR HOMES-INTERIOR; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$3,000		3/1/1997
07354	2 PARTITION WALLS & DOORS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$1,500		11/1/1996
07010	FIRE PROTECTIONS; ERIC MICHEL SALON; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,200		10/1/1996
06202	BOILER REPLACEMENT/DRY CLEAN USA PAD PER PERMIT 100 INTERNATIONAL PKWY	\$0		9/1/1996
06220	ALARM FOR PASTA LOVERS PAD PER PERMIT 120 INTERNATIONAL PKWY	\$250		9/1/1996
06281	INTERIOR PAD PER PERMIT 120 INTERNATIONAL PKWY RENO HAIR SALON	\$46,200		9/1/1996
05155	REPIPE X-RANGE GUARD-PASTA LOVERS	\$1,400		8/1/1996

05317	PASTA LOVERS-RANGE HOOD ADD	\$2,230		8/1/1996
04451	MISC ELEC STE 220	\$200		7/1/1996
04552	PASTA LOVERS	\$2,531		7/1/1996
03799	DRY CLEAN USA-STORAGE SHED	\$2,400		6/1/1996
04216	PASTA LOVERS TRATTORIA INTERIOR	\$130,000	9/20/1996	6/1/1996
03880	GOODINGS VIDEO STORE	\$16,000	7/1/1996	6/1/1996
04418	GOODINGS/ADD ONE HORN STROBE	\$300		6/1/1996
04266	GOODINGS-ADD TO SPRINKLER SYS	\$975		6/1/1996
05630	FIRE SPRINKLERS	\$1,240		8/1/1995
04379	SECURITY SYSTEM	\$3,780		7/1/1995
04735	INTERIOR-ADVANCED DERMATOLOGY	\$60,000	10/19/1995	7/1/1995
00902	TITAN CORP SUITE 240	\$1,400		2/1/1995
08266	ADD TO EX FIRE ALARM 120 INTERNATIONAL PKWY	\$1,958		12/1/1994
07874	INTERIOR-EXCESS & STOP LOSS	\$100,000		12/1/1994
08171	STE 176 FIRE PROTECTION	\$2,350		12/1/1994
03198	W P ABRHAM SUITE 112 NO DESCRIPTION	\$23,000	5/26/1994	5/1/1994
03756	HEATHROW 1 BLD SUTIE 220 250 INTERNATIONAL PKWY	\$33,000	7/6/1994	5/1/1994

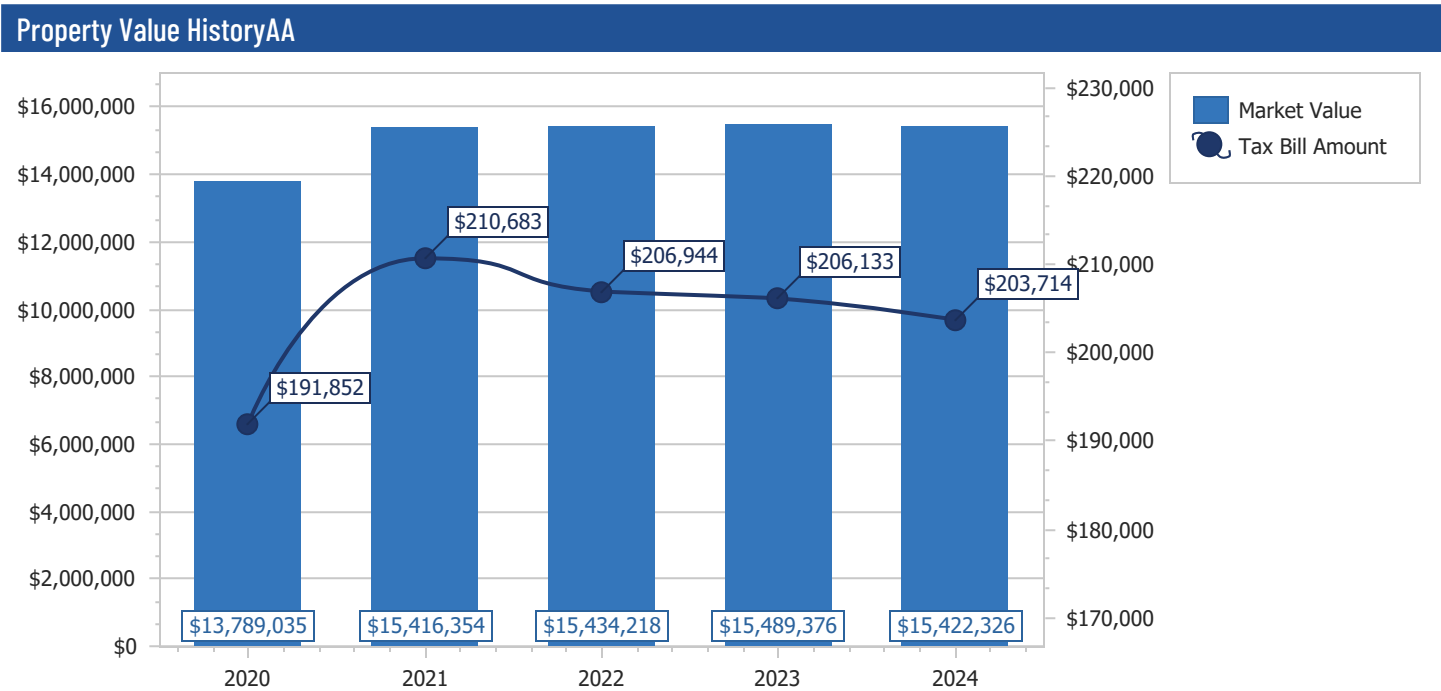
Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1988	222400	\$600,480	\$240,192
COMMERCIAL CONCRETE DR 4 IN	1988	41724	\$226,979	\$90,792
POLE LIGHT 1 ARM	1988	21	\$38,934	\$38,934
POLE LIGHT 2 ARM	1988	29	\$104,545	\$104,545
POLE LIGHT 3 ARM	1988	6	\$33,990	\$33,990
POLE LIGHT 1 ARM	1989	13	\$24,102	\$24,102
WOOD DECK	2000	1200	\$8,280	\$3,312

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

School DistrictsAA	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political RepresentationAA	
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 11

UtilitiesAA	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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Property Record CardAA



Parcel: **12-20-29-300-001C-0000**
 Property Address: **1275 LAKE HEATHROW LN LAKE MARY, FL 32746**
 Owners: **SG LM RE HOLDINGS LLC**
 2025 Market Value \$2,598,366 Assessed Value \$2,598,366 Taxable Value \$2,598,366
 2024 Tax Bill \$33,959.14

Two Story Office Bldg property w/1st Building size of 10,029 SF and a lot size of 3.05 Acres

Parcel LocationAA



Site ViewAA



122029300001C0000 05/16/2023

Parcel InformationAA

Parcel	12-20-29-300-001C-0000
Property Address	
Mailing Address	1401 N RONALD REAGAN BLVD # 1120 LONGWOOD, FL 32750-4398
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$923,013	\$896,356
Depreciated Other Features	\$47,601	\$46,801
Land Value (Market)	\$1,627,752	\$1,627,752
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,598,366	\$2,570,909
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	\$2,598,366	\$2,570,909

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$33,959.14
Tax Bill Amount	\$33,959.14
Tax Savings with Exemptions	\$0.00

Owner(s)AA

Name - Ownership Type
 SG LM RE HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 12 TWP 20S RGE 29E
BEG INT E R/W LI HEATHROW BLVD & N
R/W LI LAKE MARY BLVD RUN N 06 DEG
10 MIN 14 SEC E 39.57 FT NELY ALONG
CURVE 96.61 FT NWLY ALONG CURVE
92.68 FT NELY ALONG CURVE 23.47 FT
N 23 DEG 37 MIN 44 SEC W 50 FT NWLY
ALONG CURVE 44.94 N 10 DEG 36 MIN
44 SEC W 114.0 FT S 57 DEG 36 MIN
42 SEC E 108.34 FT N 87 DEG 11 MIN
31 SEC E 86.81 FT N 54.41 FT E 214
FT S 160 FT S 18 DEG 45 MIN 30 SEC
W 282.22 FT N 74 DEG 38 MIN 58 SEC
W 137.77 FT S 23 DEG 30 MIN 56 SEC
W 167.63 FT S 66 DEG 21 MIN 01 SEC
E 76.54 FT S 13 DEG 43 MIN 25 SEC E
49.98 FT N 83 DEG 50 MIN 18 SEC W
190 FT TO BEG

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,598,366	\$0	\$2,598,366
Schools	\$2,598,366	\$0	\$2,598,366
FIRE	\$2,598,366	\$0	\$2,598,366
ROAD DISTRICT	\$2,598,366	\$0	\$2,598,366
SJWM(Saint Johns Water Management)	\$2,598,366	\$0	\$2,598,366

SalesAA

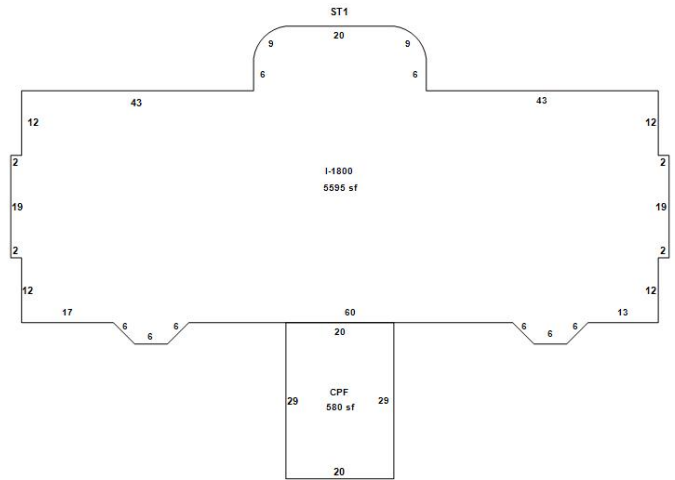
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	11/15/2022	\$100	10347/0900	Improved	No
SPECIAL WARRANTY DEED	11/15/2022	\$3,050,000	10347/0897	Improved	Yes
CERTIFICATE OF TITLE	5/1/2012	\$1,025,000	07765/0029	Improved	No
SPECIAL WARRANTY DEED	6/1/1996	\$9,301,000	03087/1829	Vacant	No
QUIT CLAIM DEED	8/1/1995	\$100	02951/1797	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$486,200	02144/0927	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$7,291,800	02144/0886	Vacant	No

LandAA

Units	Rate	Assessed	Market
135,646 SF	\$12/SF	\$1,627,752	\$1,627,752

Building InformationAA	
#	1
Use	MASONRY PILASTER .
Year Built*	1984/2005
Bed	
Bath	
Fixtures	0
Base Area (ft²)	10029
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,190,984
Assessed	\$923,013

* Year Built = Actual / Effective



Building 1

AppendagesAA	
Description	Area (ft²)
CARPORT FINISHED	580
OPEN PORCH FINISHED	1092

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
05470	1275 LAKE HEATHROW LN: ALTERATION COMMERCIAL-Commercial Office	\$35,000		8/4/2023
04022	FIRE ALARM SYSTEM INSTALLATION	\$6,500		5/20/2013
01431	REROOF - #115	\$5,500		2/27/2013
08821	ALTERATION OF EXISTING BUILDING	\$1,100,000		11/28/2012
08723	REROOF W/SLATE RANK 3 ?	\$191,910		7/27/2006
07536	MECHANICAL & CONDENSOR	\$14,500		6/27/2006
08406	MECHANICAL & CONDENSOR	\$4,205		7/28/2003
09865	MECHANICAL & CONDENSOR; #115	\$2,999		10/1/2002
03101	INTERIOR (HEATHROW SALES OFFICE); PAD PER PERMIT 1275 LAKE HEATHROW LN	\$30,000		5/1/1997

Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed
WATER FEATURE	1984	1	\$6,471	\$2,588
COMMERCIAL ASPHALT DR 2 IN	1984	8460	\$22,842	\$9,137
BRICK DRIVEWAY	1984	2642	\$19,524	\$7,810
POLE LIGHT 1 ARM	1984	12	\$22,248	\$22,248

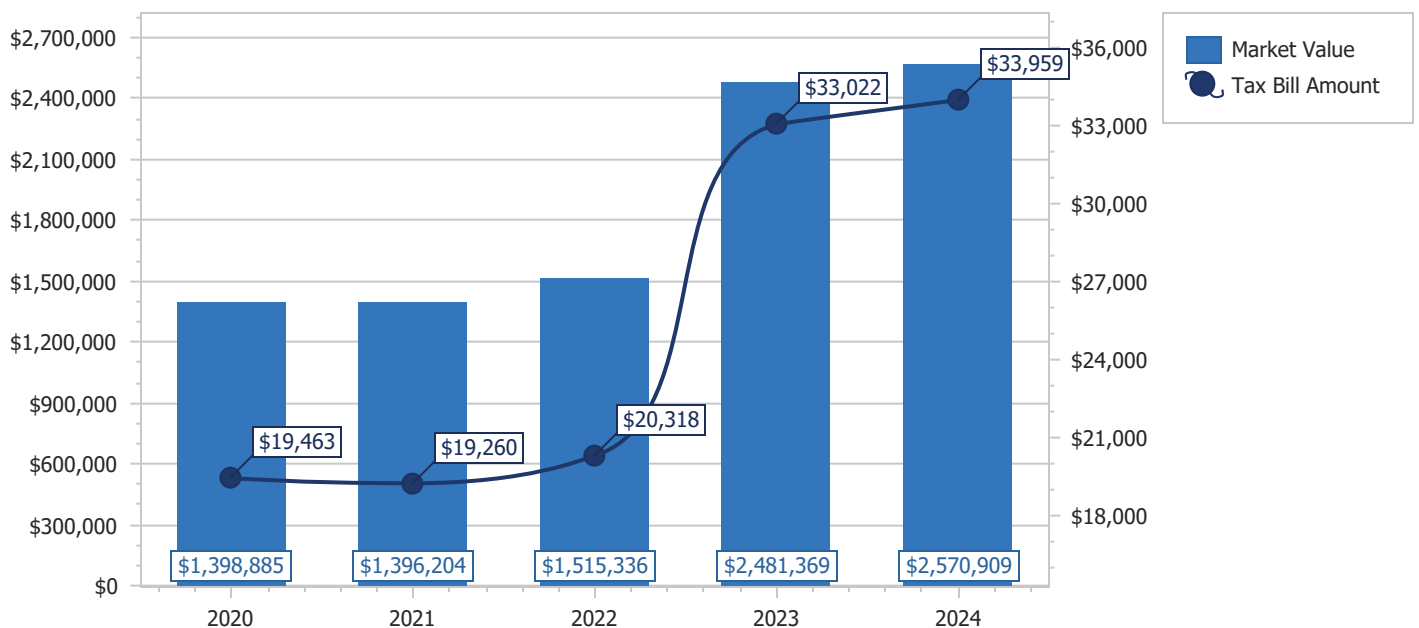
ZoningAA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsAA	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political RepresentationAA	
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 11

UtilitiesAA	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryAA





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Detail by Entity Name

Florida Limited Liability Company

SG LM RE HOLDINGS LLC

Filing Information

Document Number	L22000395698
FEI/EIN Number	92-0294759
Date Filed	09/09/2022
Effective Date	09/09/2022
State	FL
Status	ACTIVE

Principal Address

1275 LAKE HEATHROW LANE
LAKE MARY, FL 32746

Changed: 02/06/2023

Mailing Address

1275 LAKE HEATHROW LANE
LAKE MARY, FL 32746

Changed: 02/06/2023

Registered Agent Name & Address

GREEN, NATHAN

1275 LAKE HEATHROW LANE
LAKE MARY, FL 32746

Address Changed: 02/06/2023

Authorized Person(s) Detail

Name & Address

Title MGR

GREEN, NATHAN
1275 LAKE HEATHROW LANE
LAKE MARY, FL 32746

Title MGR

CREWS, ROBERT

1275 LAKE HEATHROW LANE

LAKE MARY, FL 32746

Annual Reports

Report Year	Filed Date
2023	02/06/2023
2024	01/08/2024
2025	03/31/2025

Document Images

03/31/2025 -- ANNUAL REPORT	View image in PDF format
01/08/2024 -- ANNUAL REPORT	View image in PDF format
02/06/2023 -- ANNUAL REPORT	View image in PDF format
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Foreign Limited Liability Company

EQX-HRP HEATHROW, LLC

Filing Information

Document Number M21000007579
FEI/EIN Number 87-1240427
Date Filed 06/17/2021
State DE
Status ACTIVE

Principal Address

3 KEEL ST., UNIT #2
WRIGHTSVILLE BEACH, NC 28480

Mailing Address

3 KEEL ST., UNIT #2
WRIGHTSVILLE BEACH, NC 28480

Registered Agent Name & Address

PARACORP INCORPORATED
155 OFFICE PLAZA DR., 1ST FLOOR
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MBR

HRP HEATHROW, LLC
3 KEEL ST., UNIT #2
WRIGHTSVILLE BEACH, NC 28480

Title MBR

HEATHROW PROPERTY INVESTORS, LLC

630 S. MAITLAND AVE., STE. 100
MAITLAND, FL 32751

Title MGR

Harbour Retail Partners Management, LLC
3 KEEL ST., UNIT #2
WRIGHTSVILLE BEACH, NC 28480

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Report Year	Filed Date
2023	04/26/2023
2024	04/29/2024
2025	03/17/2025

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Detail by Entity Name

Florida Limited Liability Company

HEATHROW PROPERTY INVESTORS, LLC

Filing Information

Document Number	L21000272830
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State	FL
Status	ACTIVE

Principal Address

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SUITE 100
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STAHL, RYAN P
630 S MAITLAND AVENUE
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Authorized Person(s) Detail

Name & Address

Title MGR

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**Seminole County Government
Development Services Department
Planning and Development Division
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If you have questions about your application or payment, please email us
eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

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Date: 9/15/2025 8:09:03 PM
Project: 25-55100003
Credit Card Number: 37*****1188
Authorization Number: 211034
Transaction Number: 150925O2D-B10DB700-8C35-4828-8569-A7067BB08040
Total Fees Paid: 1564.18

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	4.18
PRELIMINARY SUBDIVISION	1560.00
Total Amount	1564.18