



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

PROJ. #: **26-80000061**

RECEIVED 06/01/2026  
 PAID 06/02/2026

**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: <i>Midnight Customz</i>	
PARCEL ID #(S): <i>202129300017A0000, 19212930001100000, 20212930000800000</i>	
TOTAL ACREAGE: <i>2.72</i>	BCC DISTRICT: <i>3</i>
ZONING: <i>Vacant Commercial A-1</i>	FUTURE LAND USE: <i>LDR</i>
<i>PD</i>	<i>COM</i>

**APPLICANT**

NAME: <i>Kasey Nicholson</i>	COMPANY: <i>Midnight Customz</i>	
ADDRESS: <i>2665 Pemberton Dr.</i>		
CITY: <i>Apopka</i>	STATE: <i>FL</i>	ZIP: <i>32703</i>
PHONE: <i>321-299-3539</i>	EMAIL: [REDACTED]	

**CONSULTANT**

NAME: <i>Chris Smith</i>	COMPANY: <i>Champion Services of FL</i>	
ADDRESS: <i>5582 W. Ponkan Rd.</i>		
CITY: <i>Apopka</i>	STATE: <i>FL</i>	ZIP: <i>32712</i>
PHONE: <i>407-860-0894</i>	EMAIL: [REDACTED]	

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

<input type="checkbox"/> SUBDIVISION	<input checked="" type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <i>change from vacant commercial to C-3 and build 10,000 sq. ft. Highend auto collision center and upholstery</i>				

**STAFF USE ONLY**

COMMENTS DUE: <i>06/12</i>	COM DOC DUE: <i>06/18</i>	DRC MEETING: <i>06/24/2026</i>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <i>PD/A-1</i>	FLU: <i>COM/LDR</i>	LOCATION: <i>on the southwest side of Bear Lake Rd, north of SR 414</i>
W/S: <i>SEMINOLE COUNTY CITY OF ALTAMONTE</i>	BCC: <i>3: CONSTANTINE</i>	



May 28, 2026

Subject: PROJECT SUMMARY: MIDNIGHT CUSTOMZ – PROPOSED DEVELOPMENT

To Whom it May Concern:

Midnight Customz is a locally owned and operated high-end collision repair and upholstery company that has proudly served Central Florida since 2003. The company specializes in luxury, exotic, performance, and specialty vehicle restoration, collision repair, refinishing, and custom upholstery services.

Midnight Customz is currently operating nearby and is seeking approval to relocate and expand into a newly developed flagship facility at the corner of Maitland Boulevard and Bear Lake Road within Seminole County, Florida. The proposed development is intended to create a modern, professionally designed automotive facility that reflects the high standards of the luxury and exotic vehicle market while enhancing the surrounding corridor through quality architecture, landscaping, and site design.

The proposed facility is planned as a clean, upscale automotive campus featuring:

- High-end collision repair operations
- Custom upholstery and interior fabrication services
- Professional office and customer reception areas
- Secure indoor vehicle storage
- Modern architectural design with enhanced landscaping
- Improved parking, circulation, and stormwater management

The project is designed to serve a specialized customer base focused on luxury, exotic, and performance vehicles and is not intended to operate as a traditional salvage yard, dismantling facility, or heavy industrial operation.

Midnight Customz is committed to maintaining a first-class appearance and professional business environment that complements the surrounding area and contributes positively to the local economy. The proposed relocation and expansion will allow the company to continue growing its operations, create additional employment opportunities, and further invest in Seminole County and the Central Florida community.

The development team intends to work closely with Seminole County staff, planners, engineers, and all applicable agencies to ensure compliance with zoning, land development, stormwater, landscaping, traffic, and building requirements throughout the approval and construction process.

Midnight Customz respectfully requests consideration and approval for the proposed zoning and development application to allow construction of the new flagship facility.

Sincerely,

Kasey Nicholson

Owner

Midnight Customz Autobody & Upholstery

2665 Pemberton Drive, Apopka, FL 32703

P: (321)-299-3539

Email: 



### PROJECT OVERVIEW

LOT: 16.02 ± ACRES  
 FAR: 0.40 (± 6,969.20 SQ FT)  
 BUILDING SIZE: 10,000 SQ FT  
 OCCUPANCY: F-1  
 SPRINKLER: NFPA 13  
 CONSTRUCTION TYPE: V-B FULLY  
**EST. BUILD DATE: Q3 - Q4 2024**



LOBBY / RECEPTION



COLLISION REPAIR



PAINT BOOTH



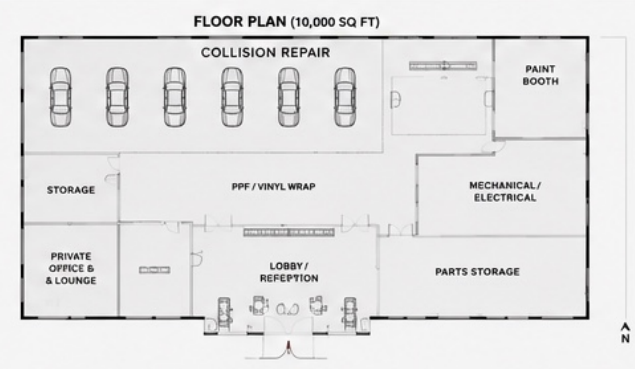
PPF / VINYL WRAP



PRIVATE OFFICE & LOUNGE

#### EXTERIOR MATERIALS

ACM MATTE WHITE	ACM DARK GRAY	STONE BARTE TRAVERTINE	ACCENT SILVER TRAVERTINE	ACCENT RED	GLASS TINTED
CONCRETE LIGHT GRAY	STUCCO WHITE	ACCENT RED	ALUMINUM BLACK	METAL BRUSHED	METAL CARBON FIBER



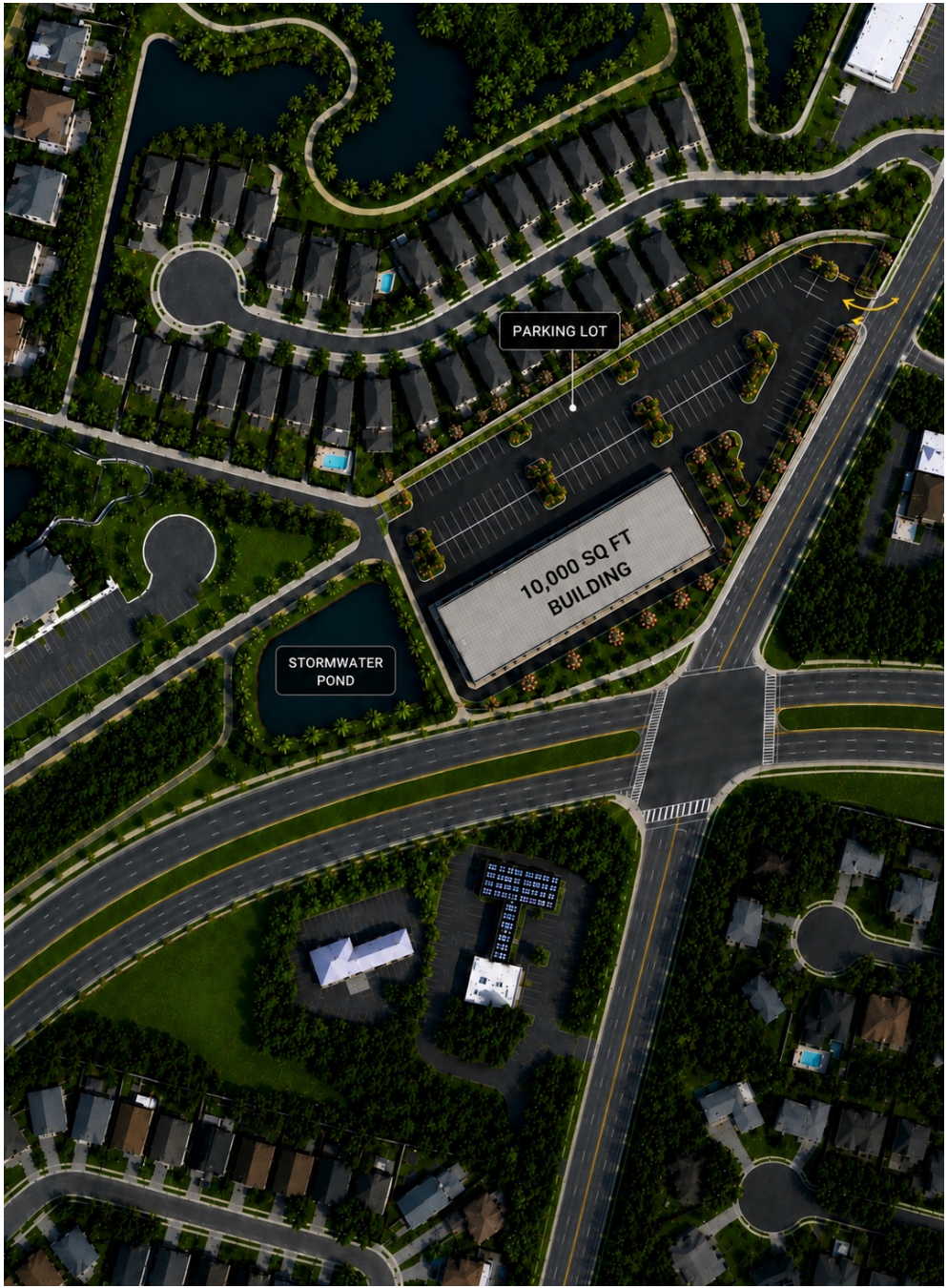
#### BUILD COST BREAKDOWN

LAND (1.60 ACRES)	\$1,037,000
SITE WORK / UTILITIES	\$850,000
BUILDING CONSTRUCTION	\$3,600,000
INTERIOR BUILD-OUT	\$1,450,000
EQUIPMENT / LIFTS	\$300,000
MEP / FIRE SPRINKLER	\$475,000
PERMITS / FEES / INSPECTIONS	\$150,000
DESIGN / ENGINEERING	\$250,000
CONTINGENCY (10%)	\$811,700
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$8,923,700</b>

- #### DESIGN HIGHLIGHTS
- MODERN, HIGH-END AUTOMOTIVE CUSTOMIZATION
  - MULTIPLE CAR LIFTS FOR HIGH-EFFICIENCY FLOW
  - STATE-OF-THE-ART PAINT BOOTH & PPF ROOM
  - PREMIUM CLIENT LOUNGE & PRIVATE OFFICE
  - MAXIMIZED FUNCTIONALITY & WORKFLOW
  - PARKING CAPACITY: 40+ VEHICLES (STAFF & CLIENT)

**BUILT DIFFERENT. BUILT FOR LEGENDS.**

- TOP-TIER CRAFTSMANSHIP
- PREMIUM MATERIALS
- PERFORMANCE DRIVEN
- FUNCTION MEETS STYLE
- BUILT TO IMPRESS

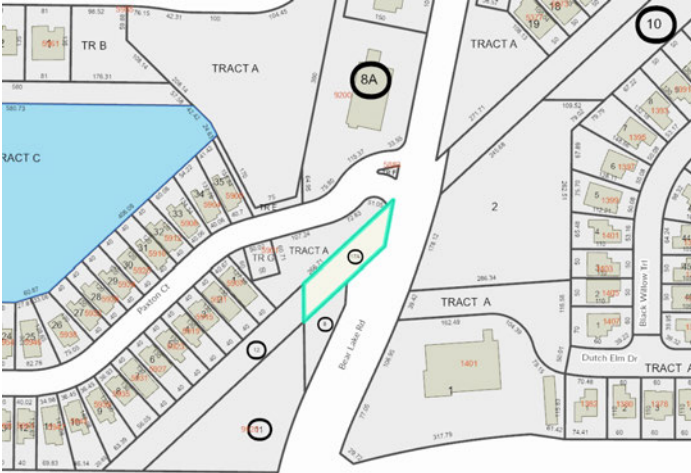


# 2026 Property Record Card



Parcel: **20-21-29-300-017A-0000**  
 Property Address:  
 Owners: **SEMINOLE B C C**  
 2026 Market Value \$10 Assessed Value \$10 Taxable Value \$0  
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$0.14  
 Vacant Government property has a lot size of 0.23 Acres

## Parcel Location



## Current Site Picture

## Parcel Information

Parcel	20-21-29-300-017A-0000
Property Address	
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	80:Vacant Government
Exemptions	85-COUNTY (2007)
AG Classification	No

## 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)	\$10	\$10
Land Value Agriculture	\$0	\$0
Just/Market Value	\$10	\$10
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	\$10

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$0.14
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$0.14

## Owner(s)

Name - Ownership Type  
 SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 20 TWP 21S RGE 29E  
 THAT PT OF SCL RR R/W IN W 1/2 W  
 OF BEAR LAKE RD

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$10	\$10	\$0
SCHOOLS	\$10	\$10	\$0
FIRE	\$10	\$10	\$0
ROAD	\$10	\$10	\$0
WATER MANAGEMENT DISTRICT	\$10	\$10	\$0

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	6/1/2005	\$100	05775/1978	Vacant	No

## Land

Units	Rate	Assessed	Market
1 Lot	\$10/Lot	\$10	\$10

## Permits

Permit #	Description	Value	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

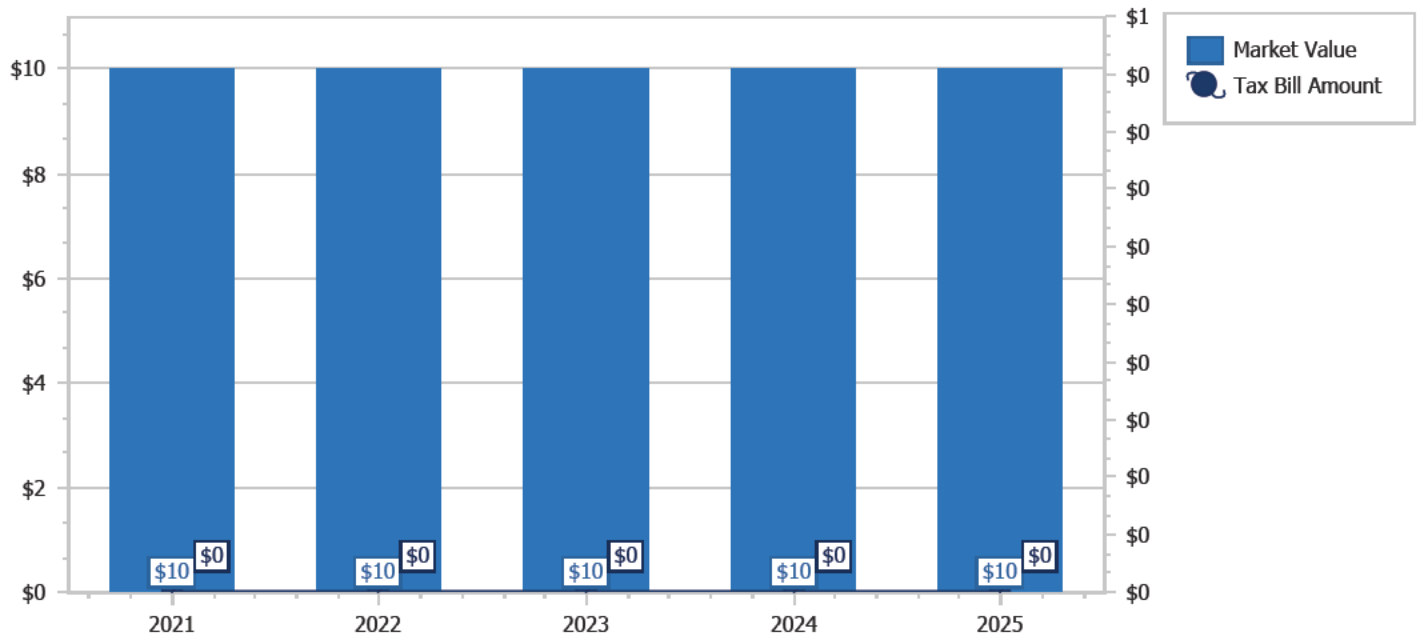
### School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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# 2026 Property Record Card



Parcel: **19-21-29-300-0110-0000**  
 Property Address: **BEAR LAKE RD APOPKA, FL 32703**  
 Owners: **MAITLAND BEAR LAKE PLAZA PROP LLC**  
 2026 Market Value \$27,323 Assessed Value \$27,323 Taxable Value \$27,323  
 2025 Tax Bill \$373.75  
 Vacant Comm-Pud property has a lot size of 0.80 Acres

## Parcel Location



## Current Site Picture

## Parcel Information

Parcel	19-21-29-300-0110-0000
Property Address	BEAR LAKE RD APOPKA, FL 32703
Mailing Address	2949 W SR 434 STE 300 LONGWOOD, FL 32779-4458
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

## 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)	\$27,323	\$27,323
Land Value Agriculture	\$0	\$0
Just/Market Value	\$27,323	\$27,323
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	\$27,323	\$27,323

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$373.75
Tax Bill Amount	\$373.75
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 MAITLAND BEAR LAKE PLAZA PROP LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 19 TWP 21S RGE 29E  
ALL SE 1/4 S OF RY (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$27,323	\$0	\$27,323
SCHOOLS	\$27,323	\$0	\$27,323
FIRE	\$27,323	\$0	\$27,323
ROAD	\$27,323	\$0	\$27,323
WATER MANAGEMENT DISTRICT	\$27,323	\$0	\$27,323

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2009	\$197,500	07191/1346	Vacant	Yes
ADMINISTRATIVE DEED	5/1/2009	\$100	07186/1679	Vacant	No

## Land

Units	Rate	Assessed	Market
34,412 SF	\$3.97/SF	\$27,323	\$27,323

## Permits

Permit #	Description	Value	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

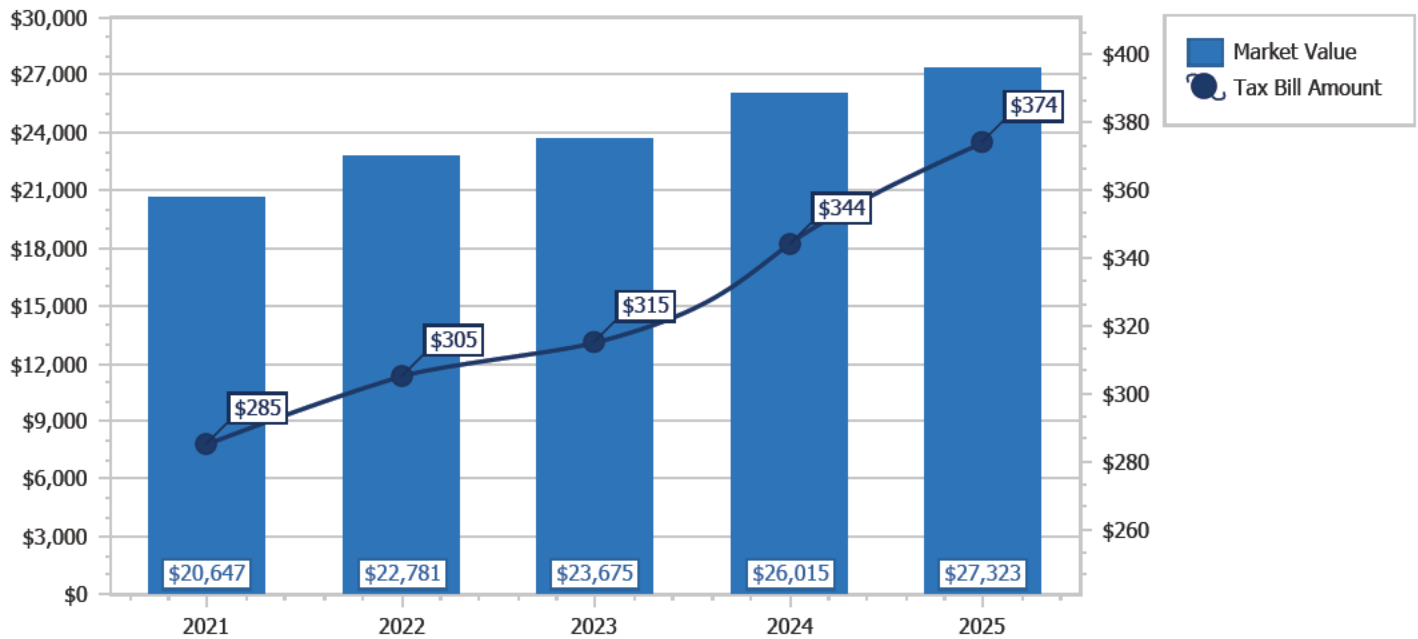
### School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



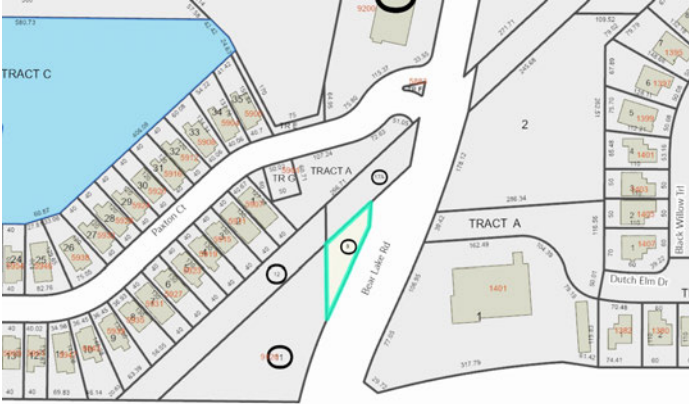
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# 2026 Property Record Card



Parcel: 20-21-29-300-0080-0000  
 Property Address:  
 Owners: MAITLAND BEAR LAKE PLAZA PROP LLC  
 2026 Market Value \$19,367 Assessed Value \$19,367 Taxable Value \$19,367  
 2025 Tax Bill \$264.92  
 Vac General-Commercial property has a lot size of 0.14 Acres

## Parcel Location



## Current Site Picture

## Parcel Information

Parcel	20-21-29-300-0080-0000
Property Address	
Mailing Address	2949 W SR 434 STE 300 LONGWOOD, FL 32779-4458
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## 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)	\$19,367	\$19,367
Land Value Agriculture	\$0	\$0
Just/Market Value	\$19,367	\$19,367
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	\$19,367	\$19,367

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$264.92
Tax Bill Amount	\$264.92
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 MAITLAND BEAR LAKE PLAZA PROP LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 20 TWP 21S RGE 29E  
ALL SW 1/4 W OF RD + S OF  
RR

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$19,367	\$0	\$19,367
SCHOOLS	\$19,367	\$0	\$19,367
FIRE	\$19,367	\$0	\$19,367
ROAD	\$19,367	\$0	\$19,367
WATER MANAGEMENT DISTRICT	\$19,367	\$0	\$19,367

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2009	\$197,500	07191/1346	Vacant	Yes
ADMINISTRATIVE DEED	5/1/2009	\$100	07186/1679	Vacant	No

## Land

Units	Rate	Assessed	Market
6,098 SF	\$3.97/SF	\$19,367	\$19,367

## Permits

Permit #	Description	Value	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

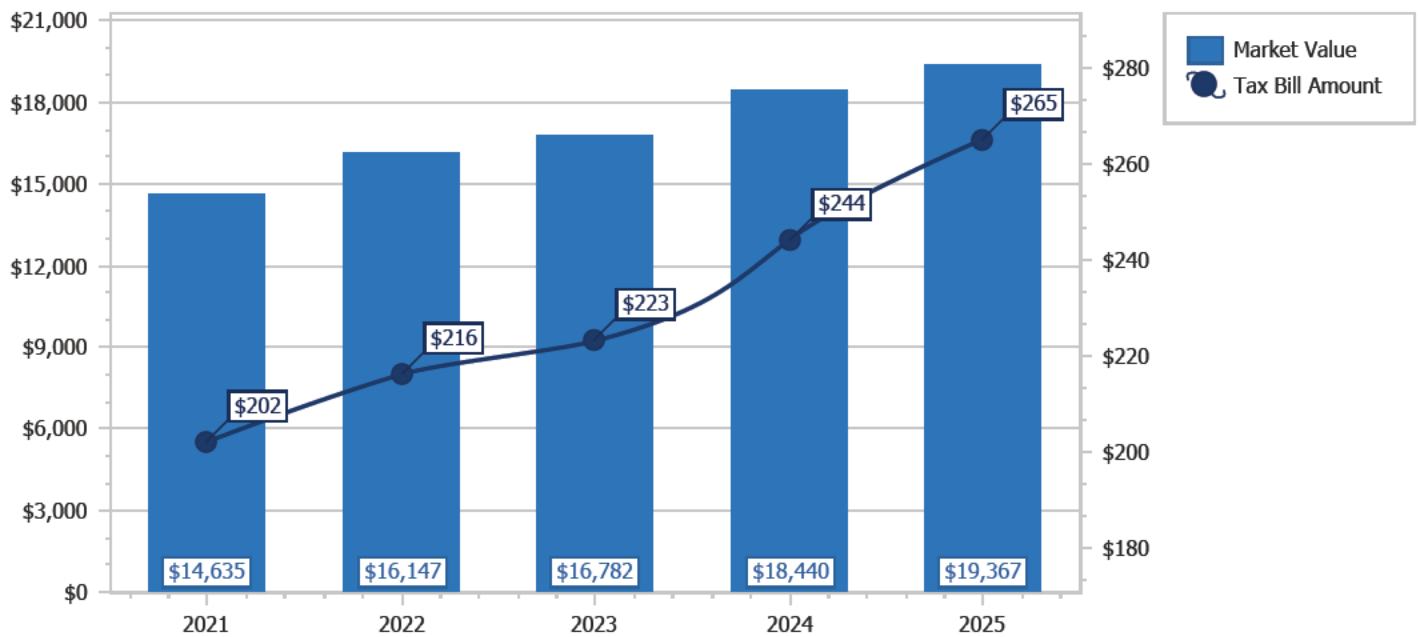
### School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	City Of Altamonte Springs
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:** 6/2/2026 3:27:44 PM  
**Project:** 26-80000061  
**Credit Card Number:** 37\*\*\*\*\*1212  
**Authorization Number:** 206046  
**Transaction Number:** 020626C29-5D0066B4-AA4B-44FC-9AD8-ABD27530E15D  
**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