



123 E CENTRAL PKWY, Altamonte Springs, FL 32701

Parcel 11-21-29-536-0000-0010 · Altamonte Springs

I4 Construction Delays Require Clarification

Score: 86 · 2026-07-14

Property Photo Unavailable

Owner(s)	Unknown Owner
Property Type	Vac General-Commercial
Status	Homestead
Flood Zone	X

4 Priority Issues	6 Medium Issues	1 Low Issues	0 Permits on Hold
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I4 Construction Delays Require Clarification

SCORE: 86

ISSUE SUMMARY

- 4 Priority
- 6 Medium
- 1 Low
- 2 Info

PROPERTY

Flood Zone

X

Municipality

Altamonte Springs

Homestead

Yes

RECORDS

Sales on Record

0

Total Permits

9

PUBLIC SAFETY

Offenders Nearby

5

Career Offenders Nearby

1

SCHOOLS

ELEM Altamonte Elementa [A]

MIDD Teague Middle [A]

HIGH Lake Brantley High [A]

Not a professional inspection.
Verify all findings independently.



AI ANALYSIS

PROPERTY SUMMARY

123 E Central Parkway, Altamonte Springs, FL 32701

This is a 4.12-acre vacant commercial parcel in Altamonte Springs, Seminole County, classified as Vacant General-Commercial. The property sits adjacent to Cranes Roost Lake (0.45 miles) and is in flood zone X (minimal risk). The parcel shows a long history of stalled commercial construction activity with multiple unresolved permits dating back to at least 2018, directly relevant to your concern about the I-4 corridor eyesore and prolonged development delays.

KEY CONCERNS

HIGH PRIORITY

Stalled commercial construction permits on extended timeline. The property has two Commercial New Building permits (01-00296 and BLDC-3068-2019) in "Issued" status with no final inspection dates, plus a 2018 Commercial Alteration permit that expired unfinalized. No activity dates are documented. Request immediate written clarification from Altamonte Springs Building Department on current project status, whether work is active or abandoned, and timelines for renewal or closure. Visit the site to assess physical condition.

Property classification misalignment with active commercial permits. The parcel is coded as "Vacant General-Commercial" but shows active commercial new building permits. Confirm with Altamonte Springs Planning Department that zoning and land-use classification actually authorize the permitted construction. A vacant designation could indicate unresolved code or land-use conflicts blocking project completion.

Expired permit BLDC-0225-2018 without finalization. This Commercial Alteration permit lapsed without final inspection. Determine whether the permitted work was completed, abandoned, or remains unpermitted. An inspector will need to evaluate any completed alterations during your due-diligence phase.

Permit record data quality is incomplete and unclear. The first five records appear to be tax allocations, not permits. Actual building permits lack issue dates, completion dates, and contractor identification. Obtain a complete, line-item permit history directly from the city's EnerGov system to establish a reliable project timeline and scope.

MEDIUM PRIORITY

Five registered sex offenders within half mile. The Florida Department of Law Enforcement registry lists five registered sex offenders within 0.5 miles of the property, at distances of 0.377 to 0.839 miles. Verify current addresses and registration status at offender.fdle.state.fl.us before closing.

One career offender registered 0.955 miles away. Confirm status via the Florida Department of Law Enforcement career offender registry.

Missing owner identity in public record. The property record shows an empty owner_names field despite a homestead exemption claim. Request current ownership documentation from the Seminole County Property Appraiser and verify title consistency with permit applications.

Recent hurricane damage assessment needed. Hurricane Ian (2022, impact score 4/5) affected this area significantly. No roof permit appears on file in the 24-month post-storm window. Have a licensed inspector evaluate roof age, condition, and evidence of past damage. Hurricanes Helene and Milton struck in late 2024; assess any visible storm damage or insurance claims.

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OVERALL CONTEXT AND NEXT STEPS

This property's elevated risk score reflects genuine, actionable concerns about stalled development that align directly with your I-4 eyesore inquiry. The combination of multiple unfinished permits spanning years, unclear project status, and incomplete permit records suggests either regulatory obstacles, financing problems, or abandoned development plans. Before proceeding, you must obtain clarity on buildability and project viability from the city and a local commercial real estate attorney.

A licensed structural and building inspector should assess the condition of any existing structures and roof integrity post-hurricane. Engage a commercial real estate attorney to review title, deed, and zoning compliance; a title company to clear any liens or encumbrances; and an environmental consultant to investigate the nearby DEA clandestine lab site (1 record within 1.0 mile, though 0.93 miles away, recorded 2013). Request seller disc

ISSUES FOUND — SUMMARY

Full details with source citations begin on the next page.

[PRIORITY] Commercial

Multiple stalled commercial construction projects

[PRIORITY] Data Discrepancy

DOR code mismatch with commercial permits

[PRIORITY] Permits

Expired permit: BLDC-0225-2018

[PRIORITY] Permits & Construction

Expired commercial alteration permit unresolved

[MEDIUM] Environmental & Natural Hazards

DEA clandestine lab site within 1.0 mile (1 record)

[MEDIUM] Environmental & Natural Hazards

FEMA disaster history: Severe Storm, Hurricane

[MEDIUM] Ownership & Title

Owner names not provided in record

[MEDIUM] Permits & Construction

Cancelled/expired permit — permit ()

[MEDIUM] Permits & Construction

Permit data structure unclear and incomplete

[MEDIUM] Public Safety

5 registered sex offender(s) within ½ mile

[LOW] Insurance & Storm History

No roof permit found following Ian (2022) — verify roof condition

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ISSUES FOUND — FULL DETAIL

[PRIORITY] Commercial

Multiple stalled commercial construction projects

Property shows 'Issued' status on two separate Commercial New Building permits with no final dates, plus an expired Commercial Alteration. No apparent activity dates provided. For a 4.12-acre commercial parcel, multiple unresolved permits suggest prolonged stalled development matching buyer's I-4 eyesore concern. Recommended action: Investigate current development status: visit property to assess physical condition, contact city planning for active projects list, and determine if permits will b

Source: AI analysis (claude-haiku-4-5-20251001)

[PRIORITY] Data Discrepancy

DOR code mismatch with commercial permits

Property coded as 'Vac General-Commercial' (DOR 10) yet permits show active commercial new building and alteration projects. Verify property is actually zoned/classified for commercial development. Vacant commercial designation may conflict with active construction activity. Recommended action: Confirm zoning classification with Altamonte Springs Planning Department and verify property classification matches intended use

Source: AI analysis (claude-haiku-4-5-20251001)

[PRIORITY] Permits

Expired permit: BLDC-0225-2018

Permit BLDC-0225-2018 () expired without a final inspection. This may indicate unpermitted work that could affect insurance or resale.

[PRIORITY] Permits & Construction

Expired commercial alteration permit unresolved

BLDC-0225-2018 (Commercial Alteration) expired without finaling. Combined with two unfinaled 'Issued' commercial new building permits (01-00296, BLDC-3068-2019), suggests stalled or incomplete projects. This aligns with buyer's concern about construction delays. Recommended action: Request detailed status explanation from Altamonte Springs Building Department for all three unfinaled permits and determine if work was abandoned or remains in progress

Source: AI analysis (claude-haiku-4-5-20251001)

[MEDIUM] Environmental & Natural Hazards

DEA clandestine lab site within 1.0 mile (1 record)

1 DEA-registered clandestine lab site(s) found within 1.0 mile(s) of this property. The closest is 0.93 miles away (recorded 2013-09-17). While this does not directly affect the subject property, nearby confirmed lab sites can indicate historical drug activity in the area. Verify the subject property itself is not affected.

Source: rule: DEA clandestine lab register — proximity

[MEDIUM] Environmental & Natural Hazards

FEMA disaster history: Severe Storm, Hurricane

FEMA records show 14 declared disaster event(s) for Seminole (Severe Storm, Hurricane, 2008, 2016, 2017). Note: FEMA declarations are county-wide and do not indicate this specific property was damaged. Request seller disclosures for any storm damage or insurance claims.

Source: rule: FEMA disaster history

[MEDIUM] Ownership & Title

Owner names not provided in record

Property owner_names array is empty despite homestead exemption being claimed. Unable to verify owner identity or cross-check for name inconsistencies in title. Unusual for a flagged parcel with active permits. Recommended action: Request current owner information from Seminole County Property Appraiser and verify title records for consistency with permit applications

Source: AI analysis (claude-haiku-4-5-20251001)

[MEDIUM] Permits & Construction

Cancelled/expired permit — permit ()

Permit BLDC-0225-2018 was expired without finalization. If work was started, its condition is unknown and may not have been inspected. Confirm with the permitting authority whether work was completed.

Source: rule: cancelled or expired permit

14 Construction Delays Require Clarification

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**[MEDIUM]** Permits & Construction**Permit data structure unclear and incomplete**

First five 'permit' records appear to be tax/fund allocations (County General Fund, Schools, Fire, City, Water Management District) rather than actual building permits, with dollar amounts instead of typical permit details. Actual building permit data (records 6-9) lacks issue dates, final dates, and contractor information. Data quality issue obscures true permit history. Recommended action: Request complete permit history directly from Altamonte Springs EnerGov system with full dates and contr

Source: AI analysis (claude-haiku-4-5-20251001)

[MEDIUM] Public Safety**5 registered sex offender(s) within ½ mile**

The FDLE public registry shows 5 registered sex offender(s) within ½ mile of this property. Sex offenders are registered under Florida Statute 943.0435. Verify current locations at offender.fdle.state.fl.us before closing.

Source: FDLE

[LOW] Insurance & Storm History**No roof permit found following Ian (2022) — verify roof condition**

Hurricane Ian (2022, impact score 4/5) caused significant damage in this area, but no roofing permit was found in the 24-month post-storm window. This does not necessarily indicate a problem — the roof may not have been damaged, or repairs may have been below the permit threshold. However, given the storm's severity, a licensed inspector should evaluate the roof for age, condition, and evidence of past damage.

PROPERTY DETAILS

Property Type	Vac General-Commercial
Flood Zone	X
Municipality	Altamonte Springs
Sales on Record	0
Total Permits	9

INFORMATIONAL

Unverified — does not affect risk rating.

[INFO] Insurance & Storm History**Zip code had notable insurance claim activity after Ian**

Florida OIR data shows this zip code (32701) had 876 insurance claims filed after Hurricane Ian (2022), with 3.5% still open and 20.9% closed without payment. This is zip-level context — it does not indicate a claim was filed on this specific property.

[INFO] Location & Environment**Lake nearby — Cranes Roost Lake (0.45 mi)**

The property is within 0.45 miles of Cranes Roost Lake. Proximity to water can affect flood insurance rates, stormwater management requirements, and enjoyment of the property. Water Atlas record:

<https://orange.wateratlas.usf.edu/waterbodies/lakes/7529/>

Source: water_atlas

IMPORTANT DISCLOSURES: This Property Dossier is a research aid generated from public records and is NOT a substitute for a licensed home inspection, environmental assessment, title search, survey, or legal/financial advice. AI-generated content may contain errors — verify all findings independently. Data from OCPA, FEMA, FDEP, FDLE, and third-party sources may be incomplete or outdated. Always consult a licensed real estate attorney, title company, and certified inspector before completing any transaction. Patent pending. © Egret Property Intelligence.

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