

# 6582 INTERNATIONAL DR, Orlando, FL 32819

Parcel 282325276400010 · ORLANDO

## Requires investigation, serious permitting concerns

Score: 92 · 2026-05-29



6582 INTERNATIONAL DR, ORLANDO, FL 32819 9/27/2023 10:43 AM

Owner(s)	BENZER INTERNATIONAL INC
Property Type	RETAIL BIG BOX SM
Status	Non-Homestead
Flood Zone	X

<b>6</b> Priority Issues	<b>20</b> Medium Issues	<b>4</b> Low Issues	<b>13</b> Permits on Hold
-----------------------------	----------------------------	------------------------	------------------------------

### Requires investigation

SCORE: 92

#### ISSUE SUMMARY

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

#### PROPERTY

Year Built  
**1980 (46 yrs)**

Living Area  
**9,147 sqft**

Flood Zone  
**X**

Municipality  
**ORLANDO**

Homestead  
**No**

#### RECORDS

Sales on Record  
**5**

Total Permits  
**135**

Permits on Hold  
**13**

Not a professional inspection.  
Verify all findings independently.

## AI ANALYSIS

### PROPERTY SUMMARY

6582 International Drive is a commercial retail building constructed in 1980, currently owned by Benzer International Inc. The property comprises about 1.5 acres with a 9,147-square-foot single-story structure. This is NOT a residential property—it is a commercial retail space. The property has a long history of tenant turnover, having housed more than a dozen businesses over the past 26 years, including restaurants, gift shops, and currently an animal attraction called "Sloth World."

### KEY CONCERNS

#### HIGH SEVERITY

Sloth World expansion permits are stalled. Multiple permits from 2025–2026 for "SLOTH WORLD" expansion remain open and not finalized, including building, electrical, fire, and plumbing permits. Before closing, obtain final inspection approvals for all open permits and verify that Sloth World holds all required operational licenses and health/safety certifications for animal care.

Unknown tenant operations and regulatory compliance. Sloth World permits exist, but the property owner of record has not been identified as the operator. If this is an animal facility, it must comply with USDA regulations, state wildlife laws, and health department standards. Request the current lease agreement, all operational licenses (especially if animals are present), and recent health and safety inspections.

Property has experienced a major fire in the past. In February 2014, "World Cafe Fire Damage Repair" permits were issued, indicating a significant fire event. Request the complete fire marshal report from 2014 and any insurance loss history to confirm repairs were completed properly.

Multiple permits on hold from past decades. At least 13 permits dating back to 2001 remain on hold status, meaning work may have started but was never completed. The buyer could inherit obligations to finish these projects. Request a detailed status report from Orlando Building Services on each permit.

Incomplete ownership history. Sales records from 1982–1988 show blank seller and buyer names, and the current owner acquired the property in 2000 from Alta Properties. Before closing, obtain a full title insurance preliminary commitment to verify there are no unresolved claims from earlier ownership.

A death was recorded at this address in 2023. Orange County Medical Examiner records show a death classified as an accident (drug-related) occurred at or very near this location on November 4, 2023. Florida law does not require disclosure of deaths, but you should be aware of this fact.

#### MEDIUM SEVERITY

Sloth World animal welfare status. Your concern about "how are the sloths doing" indicates interest in the animals' wellbeing. There is no information in public records about animal care standards or facility inspections. If you proceed, request USDA licensing documentation, state wildlife permits, recent veterinary care records, and facility inspection reports to verify proper animal husbandry.

Rapid tenant turnover suggests a challenging retail market. More than 13 different tenants have occupied this property since the late 1990s, including restaurants, shops, and attractions. This instability on International Drive may indicate weak retail demand, recurring lease defaults, or operational challenges. Request lease history and current occupancy information before committing.

## Extreme Risk

RISK SCORE: 92

### ISSUE SUMMARY

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

### PROPERTY

Year Built  
**1980 (46 yrs)**

Living Area  
**9,147 sqft**

Flood Zone  
**X**

Municipality  
**ORLANDO**

Homestead  
**No**

### RECORDS

Sales on Record  
**5**

Total Permits  
**135**

Permits on Hold  
**13**

Not a professional inspection.  
Verify all findings independently.

Homicide occurred in the area. One homicide was recorded within one mile of the property since 2020, based on Orange County Medical Examiner data. This reflects neighborhood context rather than direct property risk.

### OVERALL RISK CONTEXT

This property carries extreme risk due to unfinalized permits, unknown current operations, fire damage history, and incomplete title records. The presence of Sloth World—an animal attraction with multiple stalled expansion permits—raises serious questions about regulatory compliance and operational legitimacy. The buyer's specific concerns about animal welfare, development plans, and violations are all valid and require immediate professional investigation.

Before making any offer, you must consult a licensed real estate attorney who can review title insurance options, a title company to perform a full chain-of-ownership search, and a professional inspector to assess the building's current condition and fire system integrity. Additionally, contact Orlando's Building Services Department directly to understand the status of all on-hold permits, and request documented proof of Sloth World

### ISSUES FOUND — SUMMARY

Full details with source citations begin on the next page.

**[PRIORITY]** Commercial

**Active multi-phase renovation—permits not finalized**

**[PRIORITY]** Commercial

**Undocumented tenant operations—'Sloth World' identity**

**[PRIORITY]** Data Discrepancy

**Search purpose mismatch—commercial property**

**[PRIORITY]** Permits

**Permit on hold: BLD2019-22128**

**[PRIORITY]** Permits

**Permit on hold: BLD2025-17211**

**[PRIORITY]** Permits & Construction

**Closed HIS permit, no final inspection (2001)**

**[MEDIUM]** Commercial

**High tenant turnover—13+ entities in 26 years**

**[MEDIUM]** Crime & Safety

**1 homicide(s) within 1 mile since 2020**

**[MEDIUM]** Crime & Safety

**Death recorded at this property address — Accident (Drug Death) on 2023-11-04**

**[MEDIUM]** Ownership & Title

**Rapid resale — property sold twice within 12 months**

**[MEDIUM]** Ownership & Title

**Sales history gap—incomplete buyer/seller names (1982–1988)**

**[MEDIUM]** Permits

**Permit on hold: ABL2001-00113**

**[MEDIUM]** Permits

**Permit on hold: ABL2002-00093**

## Extreme Risk

RISK SCORE: 92

### ISSUE SUMMARY

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

### PROPERTY

Year Built  
**1980 (46 yrs)**

Living Area  
**9,147 sqft**

Flood Zone  
**X**

Municipality  
**ORLANDO**

Homestead  
**No**

### RECORDS

Sales on Record  
**5**

Total Permits  
**135**

Permits on Hold  
**13**

Not a professional inspection.  
Verify all findings independently.

[MEDIUM] Permits

**Permit on hold: ABL2013-00094**

[MEDIUM] Permits

**Permit on hold: ABL2018-10123**

[MEDIUM] Permits

**Permit on hold: ABL476**

[MEDIUM] Permits

**Permit on hold: ABL477**

[MEDIUM] Permits

**Permit on hold: CNC2006-00019**

[MEDIUM] Permits

**Permit on hold: CNC2011-00011**

[MEDIUM] Permits

**Permit on hold: ENG2006-01937**

[MEDIUM] Permits

**Permit on hold: SBF2025-146-1**

[MEDIUM] Permits &amp; Construction

**Fire inspection permit without building permit (2002)**

[MEDIUM] Permits &amp; Construction

**Permit open 39+ years, never finalized (SBF5580-2)**

[MEDIUM] Permits &amp; Construction

**Recent contractor permits — verify pre-listing work**

[MEDIUM] Permits &amp; Construction

**Trade permits without building permit (2003)**

[MEDIUM] Public Safety

**Fire damage history—2014 with no finalized inspection**

[LOW] Crime &amp; Safety

**1 officer-involved shooting(s) within 1 mile (closest: 0.8 mi)**

[LOW] Environmental &amp; Natural Hazards

**FEMA disaster history: Hurricane, Severe Storm**

[LOW] Other

**Buyer concern: 'How are the sloths doing?'**

[LOW] Utilities &amp; Infrastructure

**Public sewer served via Orlando Utilities Commission****Extreme Risk**

RISK SCORE: 92

**ISSUE SUMMARY**

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

**PROPERTY**Year Built  
**1980 (46 yrs)**Living Area  
**9,147 sqft**Flood Zone  
**X**Municipality  
**ORLANDO**Homestead  
**No****RECORDS**Sales on Record  
**5**Total Permits  
**135**Permits on Hold  
**13**

Not a professional inspection.  
Verify all findings independently.

## ISSUES FOUND — FULL DETAIL

**[PRIORITY]** Commercial**Active multi-phase renovation—permits not finalized**

Multiple 2025–2026 permits for 'SLOTH WORLD' expansion show OPEN status with recent issue dates (Jan–Apr 2026): Building (BLD2026-10803), Electrical (ELE2026-10403, ELE2026-11262), Fire (FIR2026-10088, FIR2026-10310), Plumbing (PLM2025-13311). None finalized. Mechanical (MEC2026-10280) was finalized Apr 2026. Active construction suggests ongoing operational changes and compliance risk. Recommended action: Obtain final inspection sign-offs for all open 2026 permits before closing. Verify 'SLOTH'

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

**[PRIORITY]** Commercial**Undocumented tenant operations—'Sloth World' identity**

Recent permits reference 'SLOTH WORLD' and 'PEXP SLOTH WORLD' (expansion) with multiple trades (electrical, fire, plumbing, building, mechanical) issued 2025–2026, but property owner of record is 'BENZER INTERNATIONAL INC' since 2000. No lease or operational documentation evident. If animal attraction or exotic pet facility, regulatory compliance (USDA, state wildlife, health dept) unknown. Recommended action: Verify tenant agreement, operational licenses (if animal facility), and health/safety

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

**[PRIORITY]** Data Discrepancy**Search purpose mismatch—commercial property**

Property is classified as DOR 1125 (Retail Big Box) with 0 bedrooms/bathrooms and 9,147 sq ft building. Buyer search purpose listed as 'residential.' This is a commercial retail property, not suitable for residential use. Recommended action: Clarify buyer's actual intent. If residential purchase intended, property is unsuitable. If commercial investment, reassess analysis framework.

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

**[PRIORITY]** Permits**Permit on hold: BLD2019-22128**

Permit BLD2019-22128 (BUILDING) for 'Fence' is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**[PRIORITY]** Permits**Permit on hold: BLD2025-17211**

Permit BLD2025-17211 (BUILDING) for 'PEXP SLOTH WORLD' is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**[PRIORITY]** Permits & Construction**Closed HIS permit, no final inspection (2001)**

Permit HIS198613439 (HIS — Comm) issued 2001 shows CLOSED status but has no final inspection date. This is a non-structural permit — verify completion with the permitting authority before closing.

Source: rule: closed permit without final inspection

**[MEDIUM]** Commercial**High tenant turnover—13+ entities in 26 years**

Permits document tenants: Benzer International, Sloth World, World Cafe, Murphy's Pub, Gator Golf, World of Gifts, Murphy's Liquors, Bayou Blizzard, Holiday Cafe, H&R; Cost Cutters, East Coast Impex, Factory Outlet, and others. Rapid succession suggests instability, lease terminations, or operational issues. Buyer concerns mention 'development in this area'—high turnover may indicate challenging retail market. Recommended action: Analyze lease terms, default history, and current occupancy/rental

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

**Extreme Risk**

RISK SCORE: 92

**ISSUE SUMMARY**

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

**PROPERTY**

Year Built

**1980 (46 yrs)**

Living Area

**9,147 sqft**

Flood Zone

**X**

Municipality

**ORLANDO**

Homestead

**No****RECORDS**

Sales on Record

**5**

Total Permits

**135**

Permits on Hold

**13**

Not a professional inspection.  
Verify all findings independently.

**[MEDIUM]** Crime & Safety**1 homicide(s) within 1 mile since 2020**

Orange County Medical Examiner records show 1 homicide(s) within 1 mile of this property since 2020, including 0 in the last 5 years. This reflects area-level context, not risk specific to this property. Source: OCFL Medical Examiner public data.

Source: Orange County / Osceola County Medical Examiner (OCFL)

**[MEDIUM]** Crime & Safety**Death recorded at this property address — Accident (Drug Death) on 2023-11-04**

Orange County Medical Examiner records indicate a accident (Drug Death) death at or within 100 m of this address (case ME23-02199, 2023-11-04). Florida law does not require sellers to disclose deaths on a property, but buyers should verify independently. This record is based on the death address, not necessarily the interior of the home.

Source: Orange County / Osceola County Medical Examiner (OCFL)

**[MEDIUM]** Ownership & Title**Rapid resale — property sold twice within 12 months**

Property changed hands twice within 0 days (1988-12-22 and 1988-12-22). Rapid resales can indicate flipping with unpermitted renovations or underlying property issues. Request full permit history and seller disclosures.

Source: rule: rapid resale

**[MEDIUM]** Ownership & Title**Sales history gap—incomplete buyer/seller names (1982–1988)**

Five sales records (1982–1988) show blank seller and buyer names. Current owner BENZER INTERNATIONAL INC acquired property 1/31/2000 from ALTA PROPERTIES (Special Warranty Deed). Prior ownership chain unknown. Potential title/lien exposure if earlier claims unresolved. Recommended action: Request title insurance preliminary commitment. Conduct title search back to original construction/development date (1980).

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

**[MEDIUM]** Permits**Permit on hold: ABL2001-00113**

Permit ABL2001-00113 (ABL) for 'H & R COSTCUTTERS' is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**[MEDIUM]** Permits**Permit on hold: ABL2002-00093**

Permit ABL2002-00093 (ABL) for 'WORLD CAFE' is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**[MEDIUM]** Permits**Permit on hold: ABL2013-00094**

Permit ABL2013-00094 (ABL) for 'MURPHYS PUB' is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**[MEDIUM]** Permits**Permit on hold: ABL2018-10123**

Permit ABL2018-10123 (ABL) for 'MURPHY'S LIQUORS LLC' is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**[MEDIUM]** Permits**Permit on hold: ABL476**

Permit ABL476 (ABL) for " is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**Extreme Risk**

RISK SCORE: 92

**ISSUE SUMMARY**

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

**PROPERTY**

Year Built

**1980 (46 yrs)**

Living Area

**9,147 sqft**

Flood Zone

**X**

Municipality

**ORLANDO**

Homestead

**No****RECORDS**

Sales on Record

**5**

Total Permits

**135**

Permits on Hold

**13**

Not a professional inspection.  
Verify all findings independently.

**[MEDIUM]** Permits**Permit on hold: ABL477**

Permit ABL477 (ABL) for " is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**[MEDIUM]** Permits**Permit on hold: CNC2006-00019**

Permit CNC2006-00019 (CNC) for " is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**[MEDIUM]** Permits**Permit on hold: CNC2011-00011**

Permit CNC2011-00011 (CNC) for 'INTERNATIONAL DRIVE GIFT SHOP' is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**[MEDIUM]** Permits**Permit on hold: ENG2006-01937**

Permit ENG2006-01937 (ENGINEERING) for 'EVERGLADES GATOR GOLF' is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**[MEDIUM]** Permits**Permit on hold: SBF2025-146-1**

Permit SBF2025-146-1 (SBF) for 'PEXP SLOTH WORLD' is on hold. Work may have started but stalled — the buyer may inherit this obligation.

Source: city\_orlando\_opendata

**[MEDIUM]** Permits & Construction**Fire inspection permit without building permit (2002)**

Fire permit FIR2002-00211 (2002) exists with no corresponding building permit. May indicate a fire event or remediation not fully disclosed. Request fire reports and insurance claims from seller.

Source: rule: fire permit without building permit

**[MEDIUM]** Permits & Construction**Permit open 39+ years, never finalized (SBF5580-2)**

Permit SBF5580-2 (SBF) issued 1987 remains open with no final inspection after 39 years. May indicate abandoned, incomplete, or failed work. Building department confirmation and inspection may be required.

Source: rule: permit open without finalization

**[MEDIUM]** Permits & Construction**Recent contractor permits — verify pre-listing work**

Permit(s) ELE2026-11262, FIR2026-10310, MEC2026-10280 were pulled by a contractor in the past 2 years. Recent contractor work before listing can indicate cosmetic repairs concealing underlying issues. Request all invoices, warranties, and inspect recently worked areas thoroughly.

Source: rule: recent contractor permit before listing

**[MEDIUM]** Permits & Construction**Trade permits without building permit (2003)**

In 2003, trade permits (PLM2003-00470, ELE2003-00559, MEC2002-02593) were pulled but no building permit was filed. This can indicate renovation work done without proper structural permits, affecting insurance and financing.

Source: rule: trade permit without building permit

**Extreme Risk**

RISK SCORE: 92

**ISSUE SUMMARY**

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

**PROPERTY**

Year Built

**1980 (46 yrs)**

Living Area

**9,147 sqft**

Flood Zone

**X**

Municipality

**ORLANDO**

Homestead

**No****RECORDS**

Sales on Record

**5**

Total Permits

**135**

Permits on Hold

**13**

Not a professional inspection.  
Verify all findings independently.

**[MEDIUM]** Public Safety

**Fire damage history—2014 with no finalized inspection**

BLD2014-01044 and ELE2014-00855 for 'WORLD CAFE FIRE DAMAGE REPAIR' issued 2/24/2014, finalized 2/25–2/28/2014. Indicates significant fire event. Property has hosted multiple food service tenants (World Cafe, Murphy's Pub, Holiday Cafe). Fire damage repair permits were closed but lack documented final inspections in some trades. Recommended action: Request fire marshal report and insurance loss history for 2014 fire. Verify structural integrity and fire system compliance post-repair.

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

**[LOW]** Crime & Safety

**1 officer-involved shooting(s) within 1 mile (closest: 0.8 mi)**

OPD records show 1 officer-involved shooting(s) within 1 mile since 2009, including 0 fatal. 0 in the last 5 years. Nearest: 5688 International Dr on 2015-02-08 (Shots fired). Area context — does not indicate risk at this specific property.

Source: City of Orlando OPD Open Data

**[LOW]** Environmental & Natural Hazards

**FEMA disaster history: Hurricane, Severe Storm**

FEMA records show 14 declared disaster event(s) for ORLANDO (Hurricane, Severe Storm, 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

**[LOW]** Other

**Buyer concern: 'How are the sloths doing?'**

Buyer inquiry suggests personal interest in animal welfare at 'Sloth World' tenant operation. No regulatory framework provided for animal facility oversight. If USDA-regulated exotic animal exhibit, compliance with housing, care, and veterinary standards required. Recommended action: If animal attraction is operating, request USDA license, state wildlife permit, recent facility inspections, and veterinary care records.

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

**[LOW]** Utilities & Infrastructure

**Public sewer served via Orlando Utilities Commission**

Property connected to public wastewater (Orlando Utilities Commission billed sewer, not septic/well). Standard for commercial corridor on International Drive. No utility concerns documented. Recommended action: No action needed. Utility service is reliable.

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

**Extreme Risk**  
RISK SCORE: 92

**ISSUE SUMMARY**

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

**PROPERTY**

Year Built  
**1980 (46 yrs)**

Living Area  
**9,147 sqft**

Flood Zone  
**X**

Municipality  
**ORLANDO**

Homestead  
**No**

**RECORDS**

Sales on Record  
**5**

Total Permits  
**135**

Permits on Hold  
**13**

**PROPERTY DETAILS**

Owner(s)	BENZER INTERNATIONAL INC
Property Type	RETAIL BIG BOX SM
Year Built	1980 (46 yrs)
Living Area	9,147 sq ft
Gross Area	10,151 sq ft
Floors	1
Exterior Wall	Cb Stucco
Land Area	67,038 sq ft / 1.54 ac
Flood Zone	X
Municipality	ORLANDO

Not a professional inspection.  
Verify all findings independently.

Sales on Record	5
Total Permits	135

## SALES HISTORY

Date	Grantor	Grantee	Type
2000-01-31	ALTA PROPERTIES	BENZER INTERNATIONAL INC	SPECIAL WARRANTY DEED
1988-12-22			WARRANTY DEED
1988-12-22			WARRANTY DEED
1985-11-01			WARRANTY DEED
1982-04-01			WARRANTY DEED

## INFORMATIONAL

Unverified — does not affect risk rating.

**[INFO]** Neighborhood & Environment

### 10 active planning/zoning application(s) nearby

10 active planning or zoning application(s) near this property: 6464 Intl Dr - Arcade [Open]; 6362 International Dr. - ABL - Arcade Monsters [Open]; 5417 International Dr. - ABL - Temak House [Open]. These may indicate upcoming development, rezoning, or variances. Review at [cityoforlando.net](http://cityoforlando.net) or contact the Planning Division.

Source: City of Orlando Planning & Development

**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 Investigators.

## Extreme Risk

RISK SCORE: 92

### ISSUE SUMMARY

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

### PROPERTY

Year Built  
**1980 (46 yrs)**

Living Area  
**9,147 sqft**

Flood Zone  
**X**

Municipality  
**ORLANDO**

Homestead  
**No**

### RECORDS

Sales on Record  
**5**

Total Permits  
**135**

Permits on Hold  
**13**

Not a professional inspection.  
Verify all findings independently.