



PM: Yvonne

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

PROJ. #: 24-80000071
 Received: 5/23/24
 Paid: 5/23/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

| | |
|--|---------|
| <input type="checkbox"/> PRE-APPLICATION | \$50.00 |
|--|---------|

PROJECT

| | |
|---|-------------------------------|
| PROJECT NAME: Revival Fire Christian Academy | |
| PARCEL ID #(S): 03-21-29-300-0080-0000 | |
| TOTAL ACREAGE: 1.35 | BCC DISTRICT: Seminole |
| ZONING: OP | FUTURE LAND USE: OFF |

APPLICANT [Jennifer Vilayvong](#)

| | | |
|--|---|-------------------|
| NAME: Marion Yenny Romero Valverde | COMPANY: Revival Fire Christian | |
| ADDRESS: 525 S Ronald Reagan Blvd Ste 113 | | |
| CITY: Longwood | STATE: Florida | ZIP: 32750 |
| PHONE: 407-480-8672 | EMAIL: stephaniegonzalez08@hotmail.com jennifer.vilayvong@vylla.com | |

CONSULTANT

| | | |
|---------------------------------|--|-------------------|
| NAME: Gelacio Perez | COMPANY: Civil Engineer MS ,PE ,CGC | |
| ADDRESS: 9946 Nicola LN. | | |
| CITY: Orlando | STATE: Florida | ZIP: 32817 |
| PHONE: 4072554815 | EMAIL: Gelacii_p@hotmail.com | |

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

| | | | | |
|---|---|---------------------------------|---|--|
| <input type="checkbox"/> SUBDIVISION | <input type="checkbox"/> LAND USE AMENDMENT | <input type="checkbox"/> REZONE | <input checked="" type="checkbox"/> SITE PLAN | <input type="checkbox"/> SPECIAL EXCEPTION |
| Description of proposed development: <u>Private School K-12</u> | | | | |

STAFF USE ONLY

| | | |
|---|----------------------------|--|
| COMMENTS DUE: 5/31 | COM DOC DUE: 6/6 | DRC MEETING: 6/12 |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: OP | FLU: OFF | LOCATION: on the north side of Wekiva Springs Rd, west of Wekiva Springs Ln |
| W/S: Seminole County | BCC: 3: Constantine | |

Agenda: 6/7

Detailed Narrative

Summary: Revival Fire Christian Academy is a non-profit private K-12 school that was established in 2012. Initially, the school had a humble beginning with only 12 students, driven by a dream to provide quality education. Fast forward to today, 12 years later, the school has grown to accommodate 42 students. The school's current building can only accommodate 49 students, limiting its growth potential.

We currently have a waitlist for new students next year for double the current attendance. Due to this waitlist we have found it to be a necessity to find a location where we can continue to grow and continue to provide exceptional education to our student body.

Goals:

Acquire the necessary permits to utilize the building for educational purposes. Posterior to the approvals, the leads will continue to do small improvements of areas in the building that need routine maintenance i.e. fresh paint , change of appliances, faucets, door locks , etc.. This is to start on July 3rd, 2024 and conclude by August 12th, 2024.

Objectives:

The project will consist of remodeling non bearing walls to accommodate school offices, and classrooms. It will also include any modifications requested by the county to have the building meet the requirements for educational use.

Timeline:

The project will take place at 385 Wekiva Springs Rd, Longwood, FL 32750, with a clear timeline for initiation on July 3rd, 2024 and completion end date on August 12th, 2024

Leadership:

The project leads will consist of; Ignacio Gonzalez (President) with 30 years experience as a general foreman and professional painter, Miriam Romero (Director) who will be handling the administrative and budget aspects of the project. Architect Raul Vargas, who will be leading the modification requests from the county of the building for its educational code approvals, and lastly Stephanie Gonzalez who will be assisting the director and architect with permit

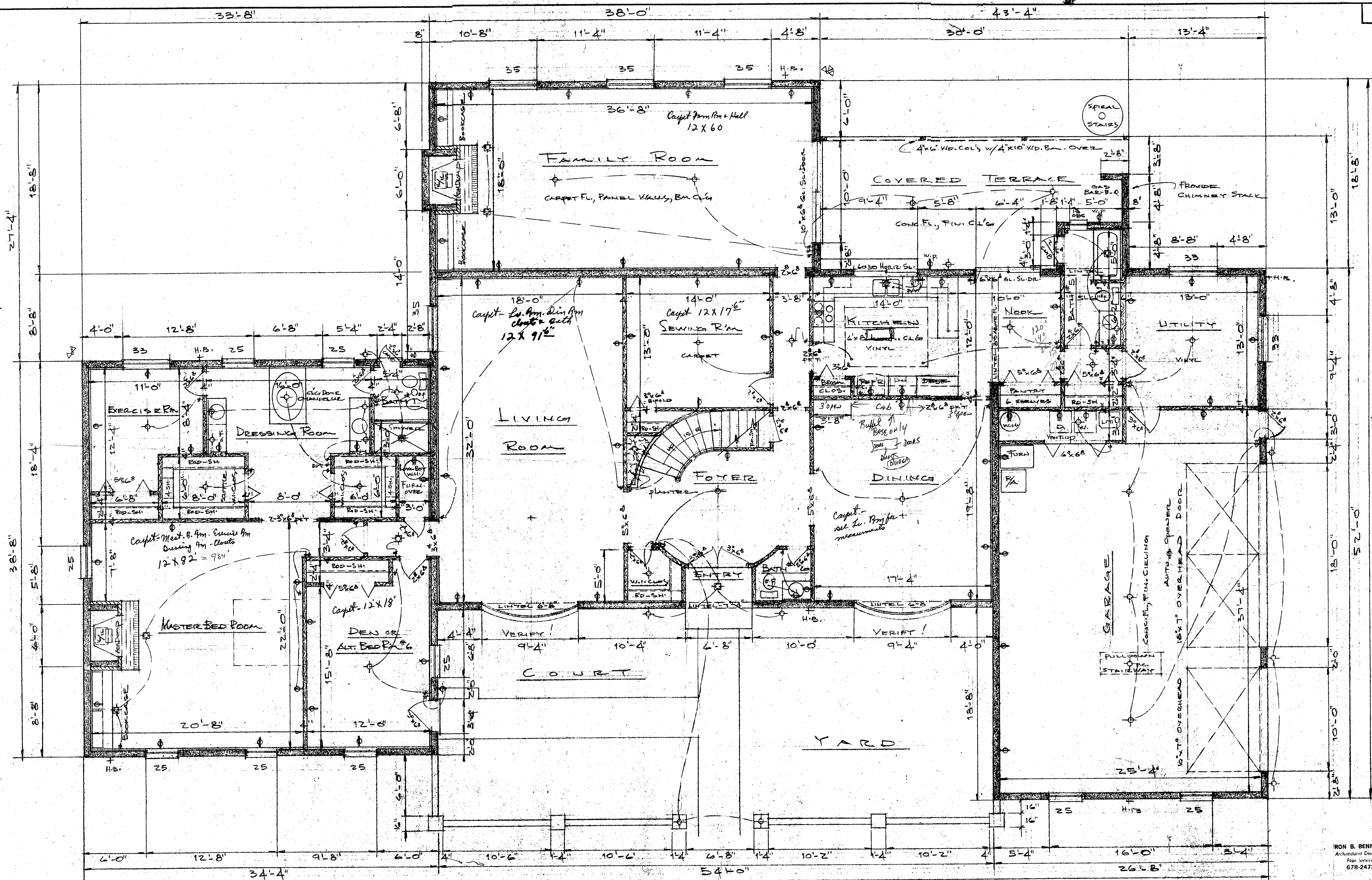
reviews, scheduling and ordering supplies as well as ensuring progress is sufficiently being made to conclude in the expected timeline.

Impact:

The project's anticipated impact includes facilitating the growth of our student body, establishing suitable spaces for recreational and educational purposes, and ensuring dedicated areas for specialized courses and tutoring needs.

Evaluation/ Follow up:

Ensuring the acquisition of the necessary permits to validate the building's suitability for educational purposes, and establishing the required classrooms to effectively cater to the expected increase in student attendance for the upcoming academic year.



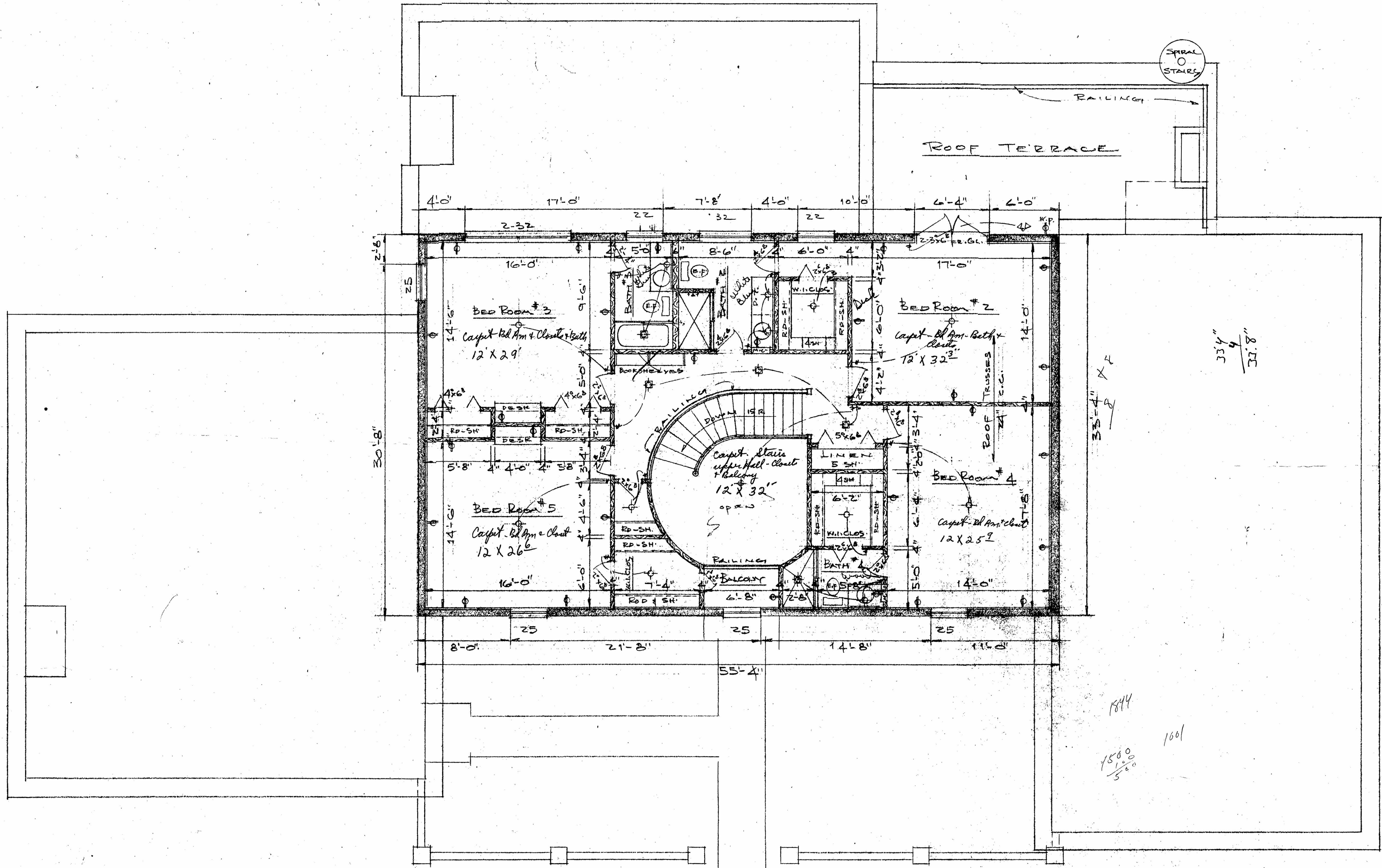
IRON B. BENNETT
Architectural Designing
Plan Service
678-2471

| | | |
|-----------------------|-------------|----------------|
| SCALE: 1/8" = 1'-0" | APPROVED BY | DRAWN BY RB |
| DATE: | | |
| 1ST FLOOR PLAN | | |
| GRAHAM GONST. | | DRAWING NUMBER |

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33 1/4
4
37 1/8

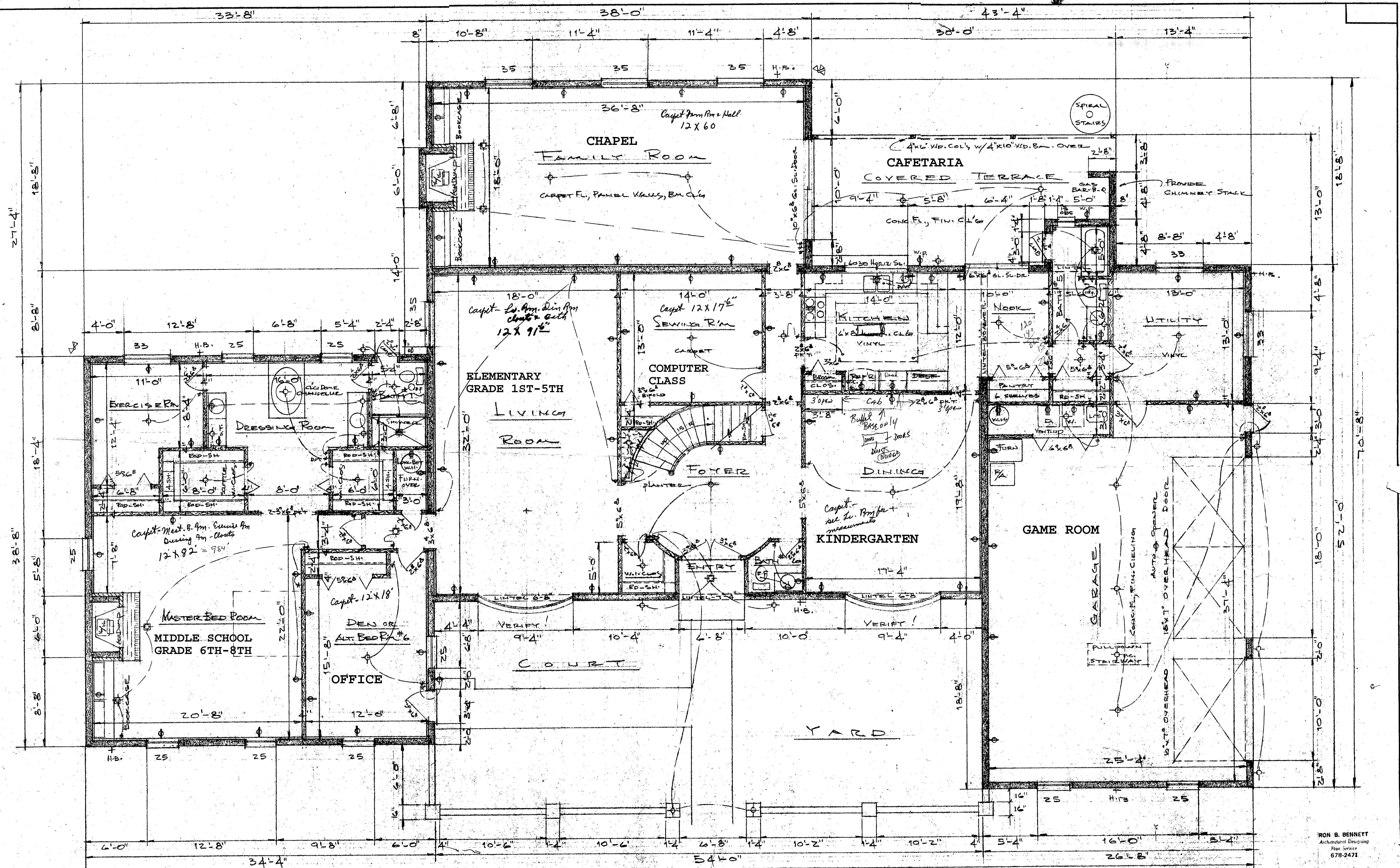
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1ST FLOOR PLAN 4264
 2ND " " 1844
 TOTAL LIVING AREA 6108 SQ. FT.
 GARAGE 1001 " "
 COVERED TERRACE 390 " "
 COURT. YARD

RON D. BENNETT
 Architect
 670-2471

| | |
|-----------------------|--------------------|
| GRAHAM CONST. | |
| SCALE: 1/4"=1'-0" | APPROVED BY |
| DATE: | DRAWN BY RB |
| 2ND FLOOR PLAN | |
| DRAWING NUMBER | |



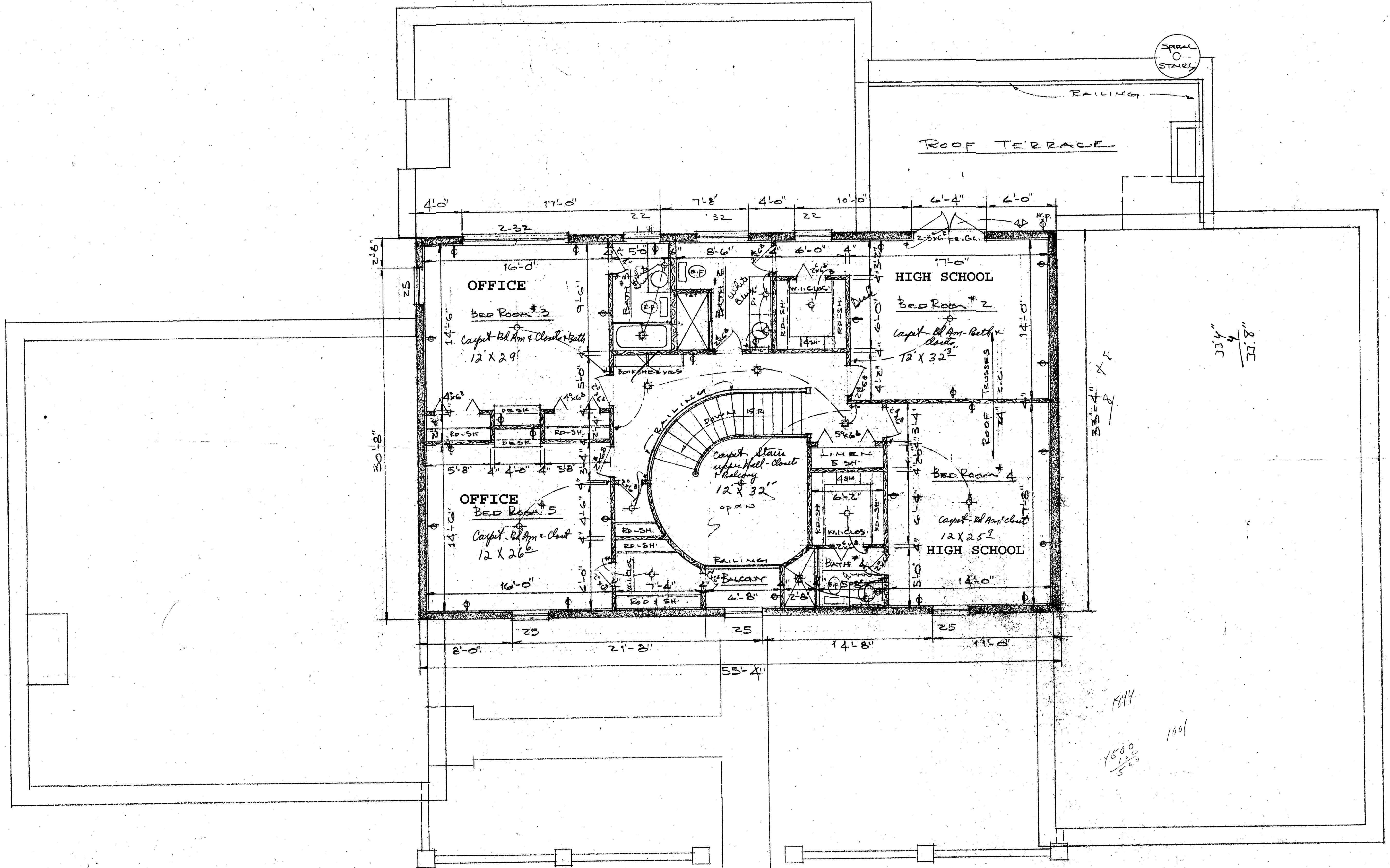
IRON B. BENNETT
 Architectural Designing
 Plan Service
 678-2471

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| SCALE: 1/8" = 1'-0" | APPROVED BY | DRAWN BY RB |
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| 1ST FLOOR PLAN | | |
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114
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| | |
|-------------------|--------------|
| 1ST FLOOR PLAN | 4264 |
| 2ND " " | 1844 |
| TOTAL LIVING AREA | 6108 SQ. FT. |
| GARAGE | 1001 " " |
| COVERED TERRACE | 390 " " |
| COURT YARD | |

RON D. BENNETT
Architectural Drawing
R.D. Bennett
678-2471

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|-----------------------|-------------|
| GRAHAM CONST. | |
| SCALE: 1/4"=1'-0" | APPROVED BY |
| DATE: | DRAWN BY RB |
| 2ND FLOOR PLAN | |
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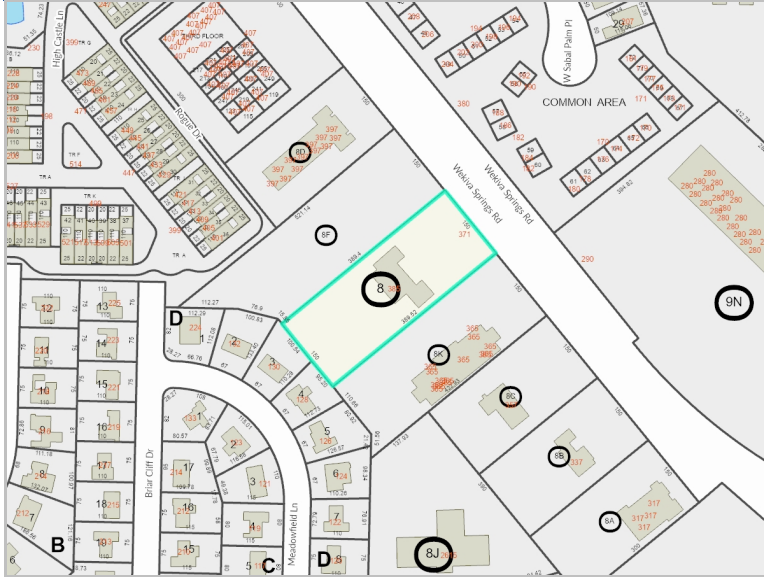
Property Record Card



Parcel 03-21-29-300-0080-0000

Property Address 385 WEKIVA SPRINGS RD LONGWOOD, FL 32779

Parcel Location



Site View



03212930000800000 02/08/2024

Parcel Information

| | |
|--------------------------|--|
| Parcel | 03-21-29-300-0080-0000 |
| Owner(s) | GRAHAM MARCETTA S REV TRUST |
| Property Address | 385 WEKIVA SPRINGS RD LONGWOOD, FL 32779 |
| Mailing | 212 BARRY CT LONGWOOD, FL 32779-3684 |
| Subdivision Name | |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 0112-RESD STRUCTURE W/COMM LAND |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2024 Working Values | 2023 Certified Values |
|-----------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$152,375 | \$148,275 |
| Depreciated Other Features | \$6,600 | \$6,600 |
| Land Value (Market) | \$646,294 | \$646,294 |
| Land Value Agriculture | | |
| Just/Market Value | \$805,269 | \$801,169 |
| Portability Adjustment | | |
| Save Our Homes Adjustment | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$805,269 | \$801,169 |

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$10,661.96**
2023 Tax Bill Amount **\$10,661.96**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 03 TWP 21S RGE 29E
 BEG 15.85 FT S 39 DEG 08 MIN 22 SEC
 E OF NE COR LOT 3 BLK D GOLFVIEW
 ESTATES SECTION OF MEREDITH MANOR
 UNIT 1 RUN S 39 DEG 08 MIN 22 SEC E
 150 FT N 50 DEG 48 MIN 55 SEC E
 389.52 FT N 39 DEG 11 MIN 05 SEC W 150 FT
 S 50 DEG 48 MIN 55 SEC W 389.4 FT TO BEG

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$805,269 | \$0 | \$805,269 |
| SJWM(Saint Johns Water Management) | \$805,269 | \$0 | \$805,269 |
| FIRE | \$805,269 | \$0 | \$805,269 |
| COUNTY GENERAL FUND | \$805,269 | \$0 | \$805,269 |
| Schools | \$805,269 | \$0 | \$805,269 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|---------------|------------|-------|------|--------|-----------|----------|
| WARRANTY DEED | 03/18/2010 | 07352 | 0117 | \$100 | No | Improved |

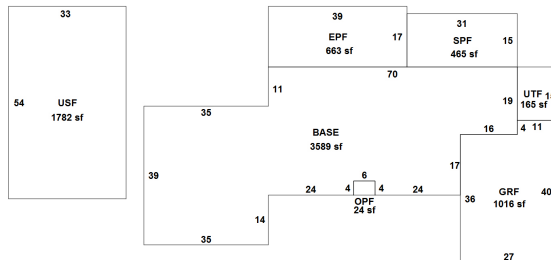
Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|-------------|----------|-------|-------|-------------|------------|
| SQUARE FEET | | | 58754 | \$11.00 | \$646,294 |

Building Information

| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages |
|---|-------------|--------------|-----|------|----------|-----------|----------|-----------|----------|-----------|------------|------------|
|---|-------------|--------------|-----|------|----------|-----------|----------|-----------|----------|-----------|------------|------------|

| | | | | | | | | | | | | | |
|---|---------------|------|---|-----|----|-------|-------|-------|-------|-----------|-----------|-------------------------|-------------|
| 1 | SINGLE FAMILY | 1975 | 4 | 4.0 | 14 | 3,589 | 7,704 | 6,034 | BRICK | \$152,375 | \$211,632 | | |
| | | | | | | | | | | | | Description | Area |
| | | | | | | | | | | | | SCREEN PORCH FINISHED | 465.00 |
| | | | | | | | | | | | | ENCLOSED PORCH FINISHED | 663.00 |
| | | | | | | | | | | | | UTILITY FINISHED | 165.00 |
| | | | | | | | | | | | | GARAGE FINISHED | 1016.00 |
| | | | | | | | | | | | | OPEN PORCH FINISHED | 24.00 |
| | | | | | | | | | | | | UPPER STORY FINISHED | 1782.00 |



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|---|--------|----------|---------|-------------|
| 06284 | INSTALL FIRE ALARM SYSTEM | County | \$8,200 | | 6/1/2002 |
| 07734 | ELECTRIC WIRING; PAD PER PERMIT 371 WEKIVA SPRINGS RD | County | \$800 | | 8/1/2002 |
| 06253 | REROOF | County | \$18,500 | | 6/8/2015 |

Other Features

| Description | Year Built | Units | Value | New Cost |
|-------------|------------|-------|---------|----------|
| POOL 1 | 10/01/1980 | 1 | \$4,200 | \$7,000 |
| FIREPLACE 1 | 10/01/1975 | 2 | \$2,400 | \$6,000 |

Zoning

| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
|--------|--------------------|-----------------|-----------------------------|
| OP | Office | OFF | Office |

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|---------------------------|----------------|----------------|---------|------------|------------------|
| 16.00 | DUKE | CENTURY LINK | SEMINOLE COUNTY UTILITIES | NA | MON/THU | MON | WED | Waste Management |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|--------------------------|---------------------|------------------------|-------------------------|-----------------|
| Dist 3 - Lee Constantine | Dist 7 - Cory Mills | Dist 39 - DOUG BANKSON | Dist 10 - Jason Brodeur | 35 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Sabal Point | Rock Lake | Lyman |

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

Receipt Details

Date: 5/23/2024 12:45:03 PM
Project: 24-80000071
Credit Card Number: 49*****8280
Authorization Number: 791698
Transaction Number: 230524C1A-B986BFDB-D979-4CF5-8F4B-D4C50FF6F3DF
Total Fees Paid: 52.50

Fees Paid

| Description | Amount |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 2.50 |
| PRE APPLICATION | 50.00 |
| Total Amount | 52.50 |