



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

PROJ. #: 25-80000131

Received: 11/21/25

Paid: 11/25/25

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME:	Faith Outreach Church Expansion		
PARCEL ID #(S):	25-21-30-300-0310-0000		
TOTAL ACREAGE:	3.04	BCC DISTRICT:	<del>District 3 - Constantine</del> 1: Dallari
ZONING:	A-1	FUTURE LAND USE:	<del>12117</del> SE

#### APPLICANT

NAME:	Julie Youngblood	COMPANY:	Faith Outreach Church
ADDRESS:	PO Box 180205		
CITY:	Casselberry	STATE:	Florida
PHONE:	407-405-8540	ZIP:	32707
		EMAIL:	Faithoutreachchurchcfl@gmail.com

#### CONSULTANT

NAME:	Kevin G Casey, P.E.	COMPANY:	Casey Engineering
ADDRESS:	1024 Creeks Bend Dr		
CITY:	Casselberry	STATE:	Florida
PHONE:	407-491-5944	ZIP:	32707
		EMAIL:	kevingcasey@gmail.com

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

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☐ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: Addition of a 50' x 80' portable building to site for use as church classrooms and offices and renovation of the existing sanctuary building. Sanctuary seating capacity to expand from 120 to 220.

#### STAFF USE ONLY

COMMENTS DUE:	12/5	COM DOC DUE:	12/11	DRC MEETING:	12/17
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	A-1	FLU:	SE	LOCATION:	
W/S:	Seminole County	BCC:	1: Dallari	on the northeast corner of Gabriella Ln and Tuskawilla Rd	

Agenda: 12/12

November 20, 2025

Faith Outreach Church  
4600 Gabriella Ln  
Oviedo FL 32765

Seminole County Planning & Development Division  
1101 East First Street  
Sanford, FL 32771

Re: Pre-Application Detail Narrative

## Project Description

Faith Outreach Church proposes to add a 4,000 sq ft portable church classroom/office building and expand the seating capacity in the existing sanctuary to support the church's community ministry needs. The new building will provide additional space for youth classes during service times, small group gatherings and church offices. The portable structure is intended as a long-term but flexible facility to accommodate steady growth within the congregation. The existing sanctuary building footprint will remain as currently configured with the interior being renovated to increase the current seating capacity from 120 occupants to 220 occupants.

The proposed portable will be placed on the north side of the property adjacent to the existing sanctuary, positioned to maintain adequate separation from adjacent residential properties and setback from Tuskawilla Road.

## 2. Site Layout and Circulation

- a. The portable will be located on an existing grassy area requiring minimal site disturbance.
- b. A sidewalk connection will link the portable to existing church facilities to allow safe pedestrian movement.
- c. No new driveway connections to Gabriella Lane are proposed.
- d. Vehicular circulation and fire access around the site will remain as currently configured.
- e. The church's existing parking area is expected to remain adequate; however, the applicant will complete any parking analysis required by staff.

## 3. Utilities and Infrastructure

- a. The portable classroom will connect to County water and sanitary sewer systems.
- b. Electrical service will be extended from existing on-site feeds.
- c. Stormwater impacts are expected to be limited due to the portable's minimal foundation footprint.
- d. A stormwater review and any required improvements will be provided based on County and St. Johns River Water Management District standards.

## 4. Environmental and Compatibility Considerations

- a. The property is already developed as a church campus and contains no known wetlands or protected species habitats.
- b. The portable classroom represents a low-intensity institutional use consistent with the existing zoning and the established character of the site.

- c. Existing landscape buffers are located along all residential property boundaries; additional buffering can be added if staff recommends increased screening.
- d. The classroom addition and sanctuary seating capacity expansion is not expected to materially increase traffic during peak hours, as service times typically occur during off-peak, weekend, or evening periods.

#### 5. Requested County Guidance

The applicant is seeking feedback on the following items during the pre-application review:

- a. Zoning compliance and confirmation that a portable classroom is permissible as an accessory use to an established house of worship.
- b. Placement approval for the proposed portable in the north site area.
- c. Utility connection requirements, including water, sewer, electrical, and fire protection.
- d. Stormwater considerations and whether a drainage plan or modification will be required.
- e. Parking requirements for classroom use and whether the current parking supply remains adequate.
- f. Any additional documents, surveys, or technical studies needed for the formal CDP or site plan submission.

#### 6. Conclusion

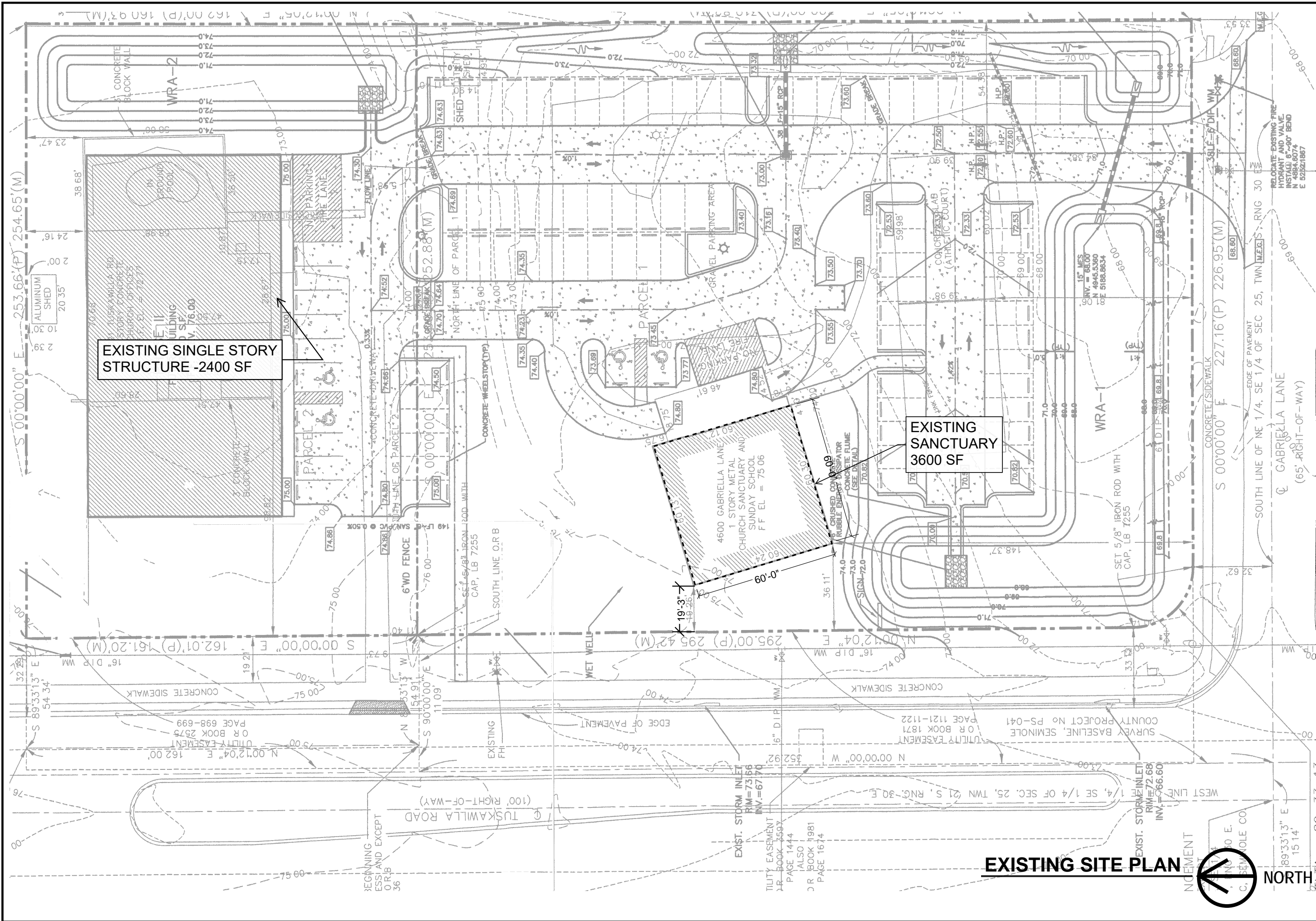
Faith Outreach Church seeks to responsibly expand its campus with a modest, functional, and community-oriented portable classroom facility. The church anticipates that this addition will enhance its ability to provide ministry services to the community while maintaining compatibility with surrounding residential properties. The applicant looks forward to staff feedback and will incorporate all recommendations into the formal submission.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Casey", with a stylized flourish at the end.

Kevin G. Casey, P.E.  
FL Registration No. 44396

cc: Julie Youngblood – Faith Outreach Church



CASEY ENGINEERING  
Kevin G. Casey, P.E.  
FL Reg No. 44396  
1024 Creeks Bend Dr  
Casselberry, FL 32707  
p: 407-491-5944  
email: kevingcasey@gmail.com

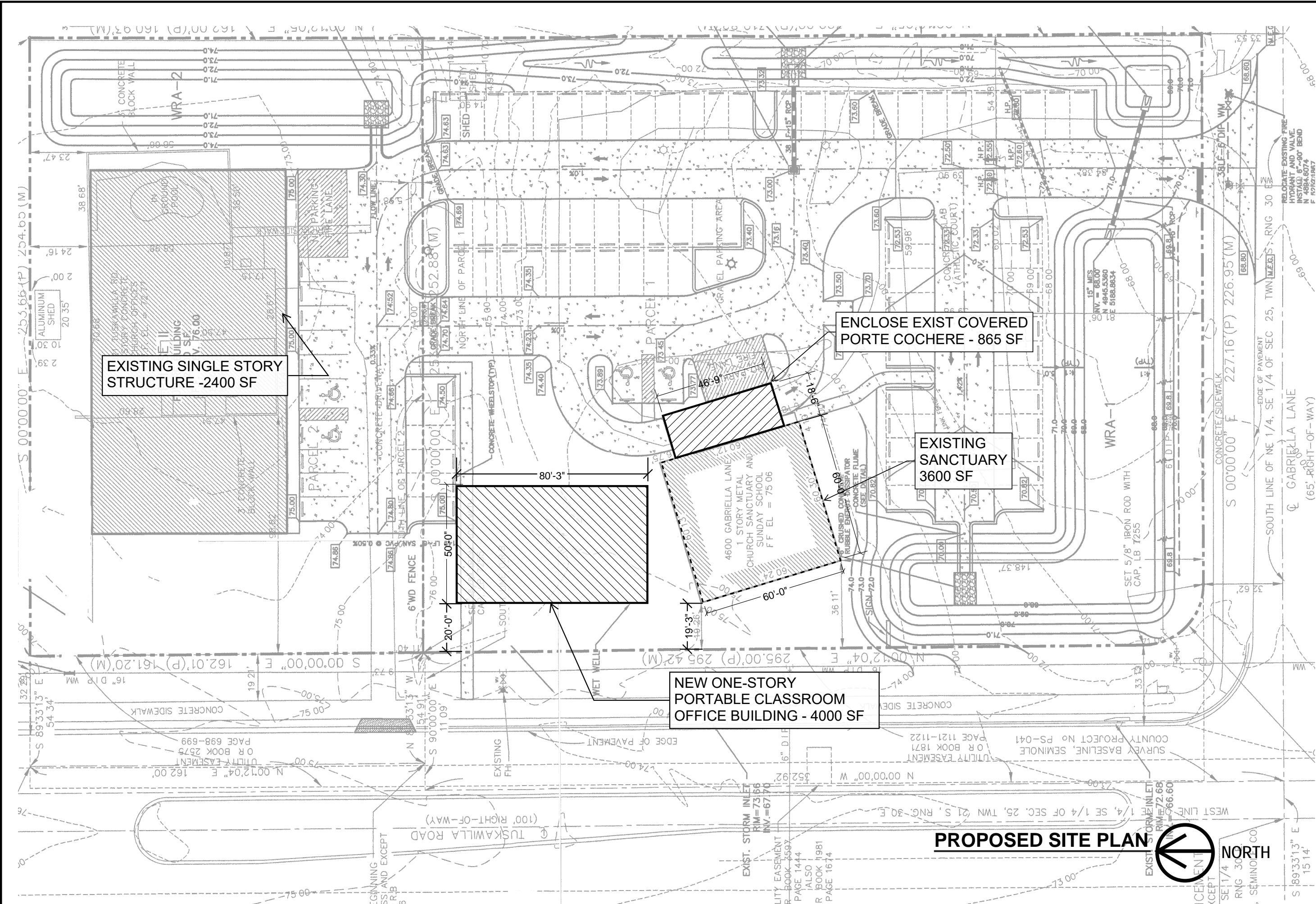
FAITH OUTREACH CHURCH EXPANSION

4600 GABRIELLA LN OVIEDO, FL 32765

PHONE: 407-821-5733

EMAIL: Faithoutreachchurchcf@gmail.com

DWG TITLE	
EXISTING SITE PLAN	
DWG NO.	C-1
DATE	11-20-2025
BY	KGC



CASEY ENGINEERING

Kevin G. Casey, P.E.

FL Reg No. 44396

1024 Creeks Bend Dr

Casselberry, FL 32707

p: 407-491-5944

email: kevingcasey@gmail.com

FAITH OUTREACH CHURCH EXPANSION

4600 GABRIELLA LN OVIEDO, FL 32765

PHONE: 407-821-5733

EMAIL: Faithoutreachchurchcf@gmail.com

DWG TITLE

PROPOSED SITE PLAN

DWG NO.	C-2
DATE	11-20-2025
BY	KGC

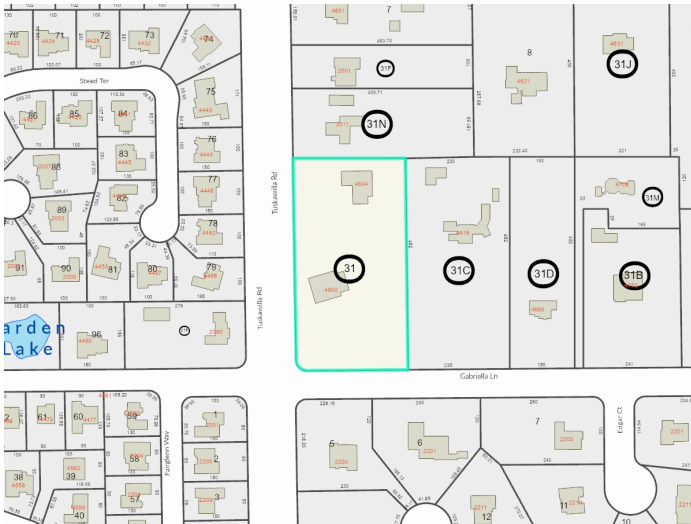


# Property Record CardA



Parcel: 25-21-30-300-0310-0000  
 Property Address: 4600 GABRIELLA LN OVIEDO, FL 32765  
 Owners: 4600 GABRIELLA PROPERTIES LLC  
 2026 Market Value \$709,789 Assessed Value \$709,789 Taxable Value \$709,789  
 2025 Tax Bill \$9,822.94  
 Churches property w/1st Building size of 3,720 SF and a lot size of 2.89 Acres

## Parcel LocationA



## Site ViewA



25213030003100000 02/15/2022

## Parcel InformationA

Parcel	25-21-30-300-0310-0000
Property Address	
Mailing Address	5717 RED BUG LAKE RD #370 WINTER SPGS, FL 32708-4957
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$335,201	\$343,516
Depreciated Other Features	\$3,708	\$3,708
Land Value (Market)	\$370,880	\$370,880
Land Value Agriculture	\$0	\$0
Just/Market Value	\$709,789	\$718,104
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	\$709,789	\$718,104

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$9,822.94
Tax Bill Amount	\$9,822.94
Tax Savings with Exemptions	\$0.00

## Owner(s)A

Name - Ownership Type

4600 GABRIELLA PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 25 TWP 21S RGE 30E  
S 515 FT OF W 333 FT OF NE 1/4 OF SE 1/4  
(LESS RDS)

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$709,789	\$0	\$709,789
Schools	\$709,789	\$0	\$709,789
FIRE	\$709,789	\$0	\$709,789
ROAD DISTRICT	\$709,789	\$0	\$709,789
SJWM(Saint Johns Water Management)	\$709,789	\$0	\$709,789

## SalesA

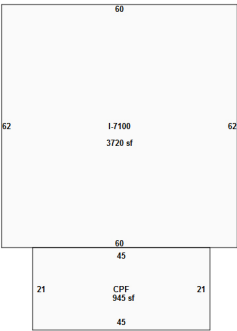
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2014	\$510,000	08342/0154	Improved	No
WARRANTY DEED	1/1/2014	\$578,400	08207/0321	Improved	No
WARRANTY DEED	8/1/2003	\$195,000	05003/1232	Improved	No
FINAL JUDGEMENT	6/1/2003	\$100	04891/1276	Improved	No
QUIT CLAIM DEED	1/1/2003	\$16,000	05003/1230	Improved	No
WARRANTY DEED	6/1/2002	\$87,000	04446/1861	Improved	No
WARRANTY DEED	6/1/1987	\$100	01871/1121	Vacant	No
WARRANTY DEED	12/1/1981	\$38,000	01369/0958	Vacant	No
ADMINISTRATIVE DEED	2/1/1980	\$100	01271/1077	Vacant	No
WARRANTY DEED	2/1/1979	\$105,000	01210/1136	Improved	Yes
WARRANTY DEED	1/1/1973	\$73,500	00975/1738	Improved	Yes

## LandA

Units	Rate	Assessed	Market
3.04 Acres	\$122,000/Acre	\$370,880	\$370,880

Building InformationA	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3720
Total Area (ft²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$435,356
Assessed	\$200,264

\* Year Built = Actual / Effective



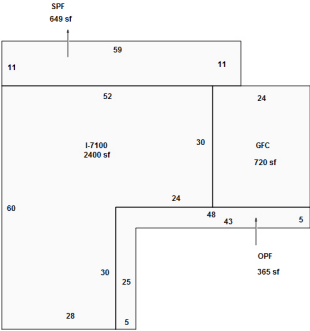
Sketch by Apex Sketch

Building 1

AppendagesA	
Description	Area (ft²)
CARPORT FINISHED	945

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	1969
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2400
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$337,343
Assessed	\$134,937

\* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 2

AppendagesA	
Description	Area (ft²)
GARAGE FINISHED C.B.S.	720
OPEN PORCH FINISHED	365
SCREEN PORCH FINISHED	649



PermitsA				
Permit #	Description	Value	CO Date	Permit Date
18490	4604 GABRIELLA LN: ELECTRIC SOLAR WIRING-	\$154,720		11/3/2021
16013	4604 GABRIELLA LN: REROOF RESIDENTIAL-	\$4,200	10/29/2021	8/18/2021
07602	24 X 24 GARAGE (TUFF SHED)	\$12,500		6/30/2016
12029	DEMO 2 PARTITION WALLS.	\$700		12/10/2014
07379	SIGN; PAD PER PERMIT 2025 TUSKAWILLA RD	\$10,000		7/5/2007
13382	INSTALL 371' X 6' CHAIN-LINK FENCE W/DOUBLE & SINGLE GATES - 766' X 6' ALUMINUM FENCE W/2 DOUBLE GATES	\$14,200		7/11/2005
06358	20' ENTRY GATE	\$100		7/1/1999

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POLE LIGHT 1 ARM	1988	2	\$3,708	\$3,708

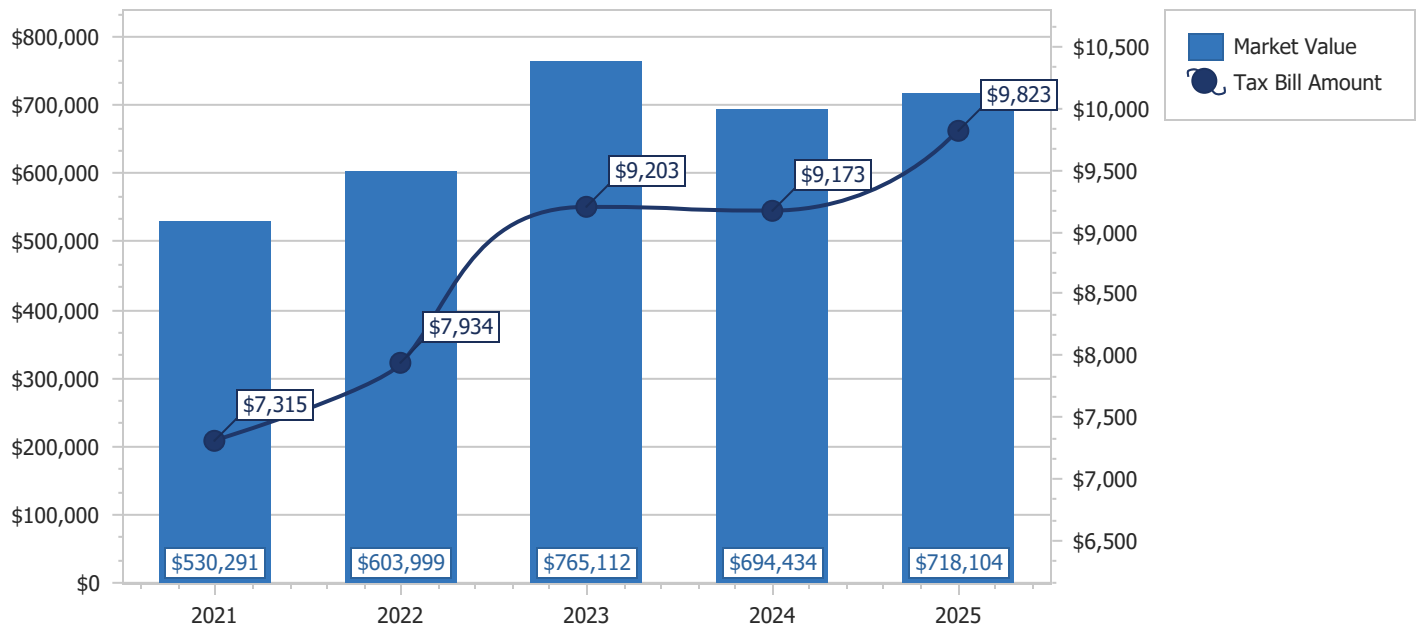
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

School DistrictsA	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

UtilitiesA	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value HistoryA



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

**Receipt Details**

**Date:** 11/25/2025 8:39:43 AM  
**Project:** 25-80000131  
**Credit Card Number:** 51\*\*\*\*\*3307  
**Authorization Number:** 01009P  
**Transaction Number:** 251125C19-65531692-40C9-4070-B4AC-B23C3E511CED  
**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