

PM: Joy



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

PROJ. #: 24-80000061

Received: 5/1/24

Paid: 5/7/24

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: ST. JAMES PORTABLES	
PARCEL ID #(S): 22-19-30-5AD-0000-130 ⁰	
TOTAL ACREAGE: 1.19	BCC DISTRICT: 5
ZONING: A-1	FUTURE LAND USE: LDR

APPLICANT

NAME: FATHER MARC VERNOY	COMPANY: SOCIETY OF ST. PIUS X ORLANDO
ADDRESS: 500 RIVERVIEW AVE	
CITY: SANFORD	STATE: FL ZIP: 32771
PHONE: 407-212-3032	EMAIL: priorysecretary@stmpa.net stma.office@gmail.com

CONSULTANT

NAME: KIP COLEMAN	COMPANY: KC ARCHITECTURE
ADDRESS: 6749 TIFFANY ROSE PL.	
CITY: SANFORD	STATE: FL ZIP: 32771
PHONE: 925-595-4585	EMAIL: kip@kc-architecture.com

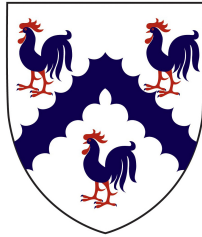
PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<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: ADD (2) PREFAB. PORTABLE structures appurtenant to the church admin function				

STAFF USE ONLY

COMMENTS DUE: 5/17	COM DOC DUE: 5/23	DRC MEETING: 6/5
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the north side of Narcissus Ave, west of Riverview Ave
W/S: City of Sanford	BCC: 5: Herr	

Agenda: 5/31



IN FIDE VIRTUS

Saint Thomas More Church – 550 Riverview Ave – Sanford, FL 32771
(407) 872-1007 – priory@stmpa.net
sspflorida.com

29 September 2023

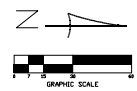
Seminole County
Planning & Development Division
1101 East First Street, Room 2028
Sanford, FL 32771

RE: Detailed Narrative

The St. Thomas More Church community (Society of Saint Pius X Orlando FL Inc.) is growing and needs to expand its church office/admin space. We are looking to achieve our short term requirement for additional church office space by installing two prefabricated portables (construction trailer style) directly behind our residential building at 2520 Narcissus Avenue, Sanford 32771 within the necessary set backs of the property. We have met with an electrical contractor and discussed the requirements for adding the necessary electrical upgrade from FPL for this project. This property is directly attached to our existing church property at 550 Riverview Ave. Sanford 32771 and the proposed structures will be appurtenant to the church. The purpose of this pre-application is to determine the likely feasibility and acceptance of our desired plan to install two 24' x 60' (nominal size) portables with a 10' separation between them and a common accessible ramp connecting them as seen on the proposed site plan.

Sincerely,

St. Thomas More Church

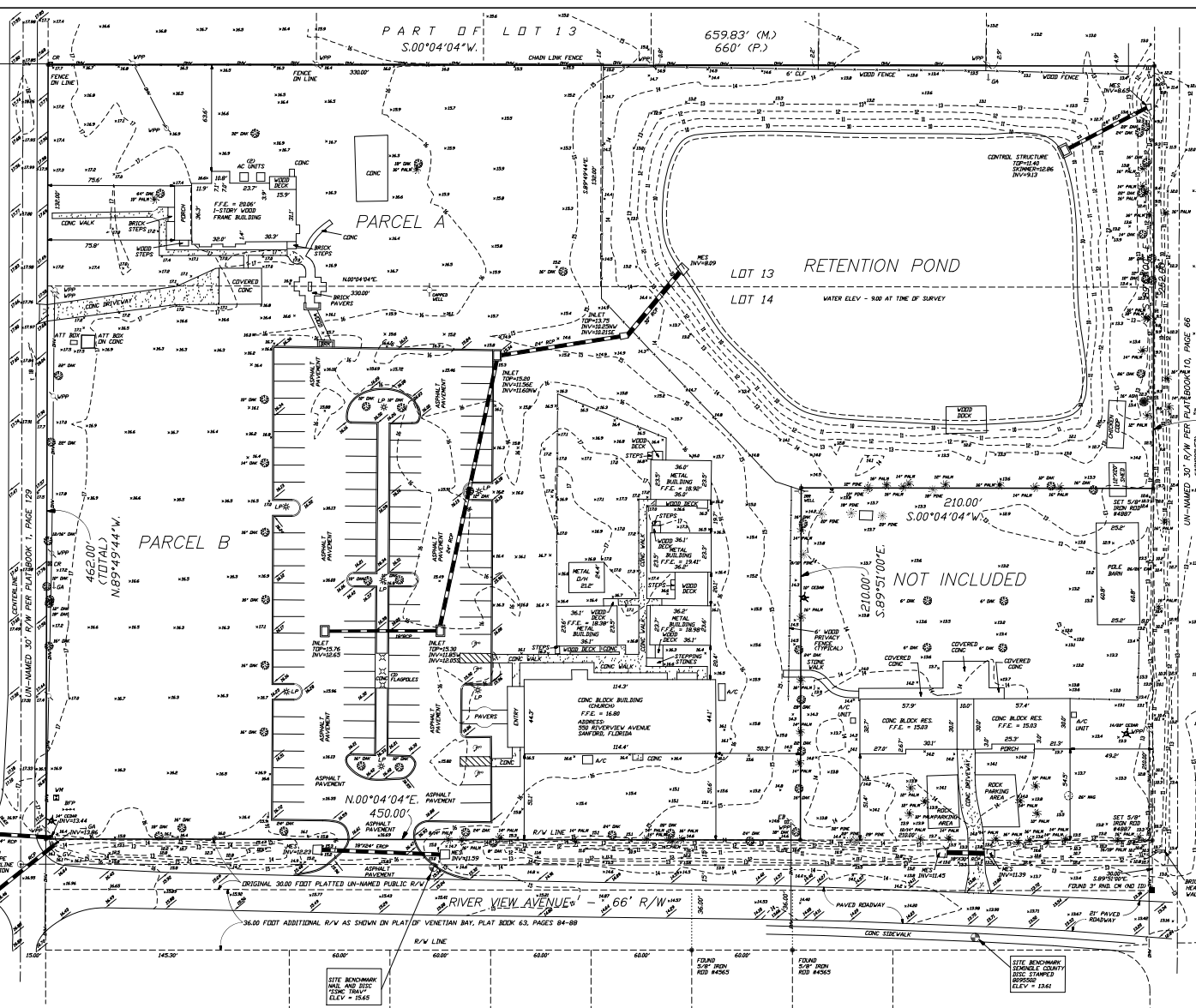


BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

PARCEL A
 THE SOUTH 330 FEET OF THE EAST 132 FEET OF LOT 13, THE FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 129, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND PARCEL B
 THE NORTH 330 FEET OF THE EAST 132 FEET OF LOT 13 AND ALL OF LOT 14 (LESS THE NORTH 210 FEET OF THE EAST 210 FEET), THE FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 129, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

- LEGEND**
- R/W - RIGHT-OF-WAY
 - CONC - CONCRETE
 - F.F.E. - FINISHED FLOOR ELEVATION
 - NS - SPOT ELEVATION EXISTING (NS) - MEASURED
 - (PL) - PLANT
 - Ø - SET 5/8" IRON ROD #4887
 - WPP - WOOD POWER POLE
 - OHW - OVERHEAD WIRES
 - GV - GATE VALVE
 - WM - WATER METER
 - BFP - BACK FLOW PREVENTER
 - INV - INVERT
 - ROP - REINFORCED CONC PIPE
 - CR - SHALE RISER
 - EB - ELECTRIC BOX
 - CLF - CHAIN LINK FENCE
 - F.F.E. - FINISHED FLOOR ELEVATION
 - M.E.S. - METERED END SECTION



UN-NAMED 30' R/W PER PLATBOOK 10, PAGE 66
 UN-NAMED 30' R/W PER PLATBOOK 10, PAGE 66
 NOT PLATTED S.89°51'00"E 252.00'

WOLFER'S LAKEVIEW TERRACE
 PLAT BOOK 10, PG 66
 LOT 1 LOT 2
 RIVER VIEW AVENUE 66' R/W
 CENTERLINE

- NOTES**
1. BEARINGS BASED ON THE 66' R/W LINE OF RIVER VIEW AVE. AS BEING NORTH (ASSUMED).
 2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 4. SUBJECT PROPERTY LIES IN ZONE X PER FLOOD INSURANCE RATE MAP PANEL #121720060P, DATED 9/26/07, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
 5. DATE OF FIELD SURVEY: 1/17/21.
 6. ELEVATIONS BASED ON SEMINOLE CO. BENCHMARK BRS0303 WITH AN ELEVATION OF 13.61 FEET RELATIVE TO NAVD 88.

LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42
 VENETIAN BAY PLAT BOOK 63 PGS 84-88

CERTIFIED TO: I HEREBY CERTIFY: DATE: 1/17/21
 SHOMAKER CONSTRUCTION THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 2J-17, FLORIDA ADMINISTRATIVE CODE. SCALE: 1" = 30'
 Thomas McMahon Digitally signed by Thomas McMahon Date: 2023.03.06 17:45:48-0500 JOB NO. 500919
 MCMAHON SURVEYING AND MAPPING, LLC 1600 TALL OAKS ROAD DELAND, FL 32720 PHONE: 407-399-2044
 THOMAS J. MCMAHON FL. REG. LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION LB7434

PREFABRICATED PORTABLE CHURCH ADMIN BUILDINGS

SOCIETY OF SAINT PIUS X ORLANDO

2520 NARCISSUS AVENUE, SANFORD, FLORIDA 32771



6749 Tiffany Rose Place
Sanford, FL 32771

925.595.4585
www.kca-architecture.com

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
CLR	CENTERLINE	O.C.	ON CENTER
CONC	CONCRETE	OV	OVER
CONT	CONTINUOUS	OD	OVERFLOW DRAIN
CPT	CARPET	O.H.	OPPOSITE HAND
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
DIA	DIAMETER	PLY.	PLYWOOD
DIM.	DIMENSION	PTD	PAINTED
DIMS.	DIMENSIONS	RAD	RADICAL
DN	DOWN	REF	REFRIGERATOR
DWG	DRAWING	REQ.	REQUIRED
(E), EX.	EXISTING	RB	RUBBER BASE
EA.	EACH	RM	ROOM
EJ	EXPANSION JOINT	RO	ROUGH OPENING
ELEC	ELECTRIC	RDWD	REDWOOD
EL., ELEV.	ELEVATION	SC	SOLID CORE
EMB.	EMBEDDED	SHTG	SHEETING
EQ	EQUAL	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FA	FIRE ALARM	SQ	SQUARE
FD	FLOOR DRAIN	SEE STRUCTURAL DWGS	SEE STRUCTURAL DWGS
FF	FINISH FLOOR	STL	STEEL
FLR	FLOOR	ST. STL	STAINLESS STEEL
F.O.S.	FACE OF STUD	STOR	STORAGE
F.O.M.	FACE OF MASONRY	STRL	STRUCTURAL
		STV	SHEET VINYL
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED	T.C.	TOP OF CURB
GL	GLASS	TEL	TELEPHONE
GND	GROUND	T.O.S.	TOP OF STEEL
CSM	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
GYP. BD.	GYP. BOARD	TYP.	TYPICAL
GWB	GYP. WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
HB	HOSE BIB	VCT	VINYL COMPOSITION TILE
HC	HANDICAPPED	VERT.	VERTICAL
HM	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
H.P.	HOUSE PANEL	WD	WOOD
HT	HEIGHT	W/D	WASHER AND DRYER
INS.	INSULATION	W	WITH
INSUL.	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

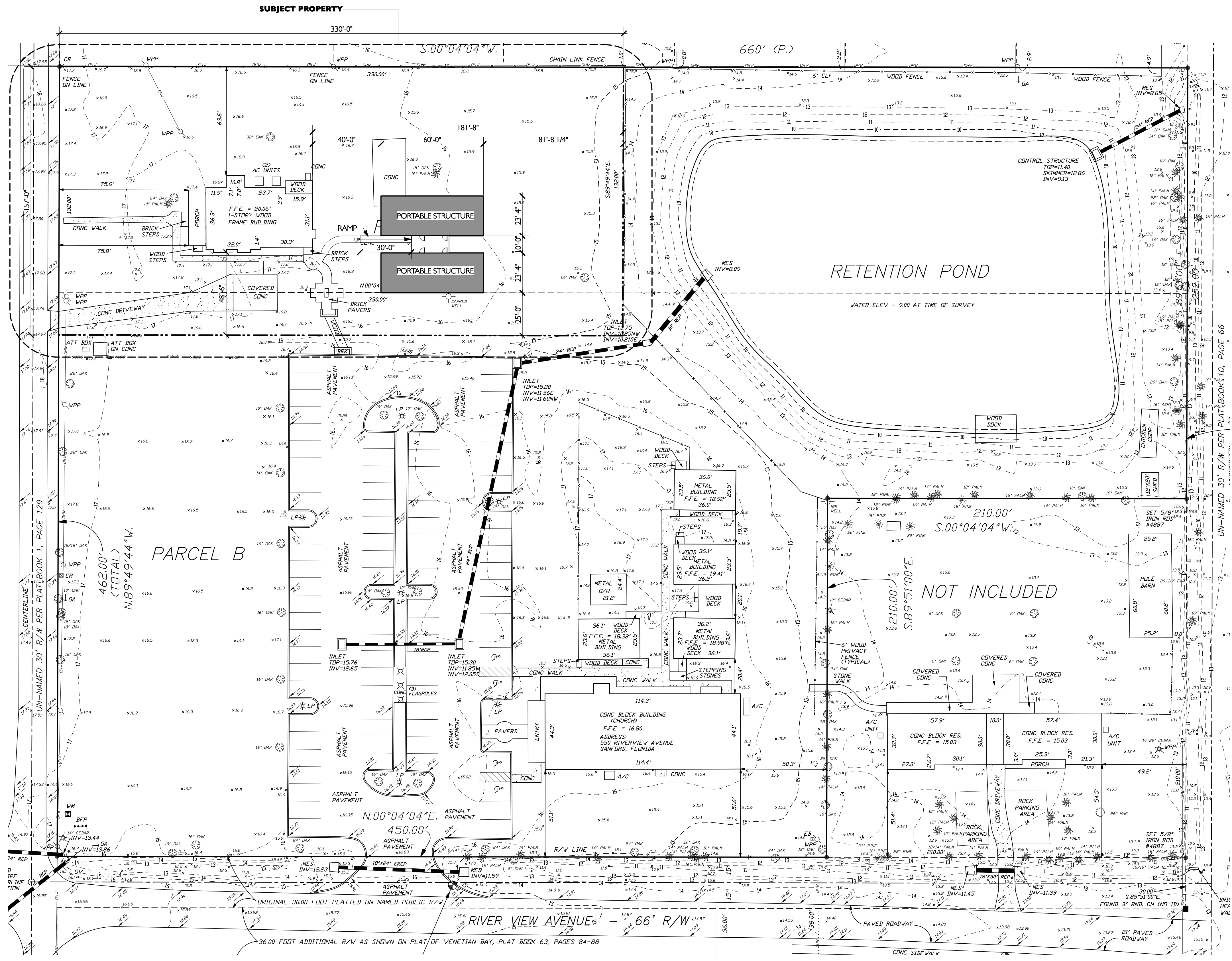
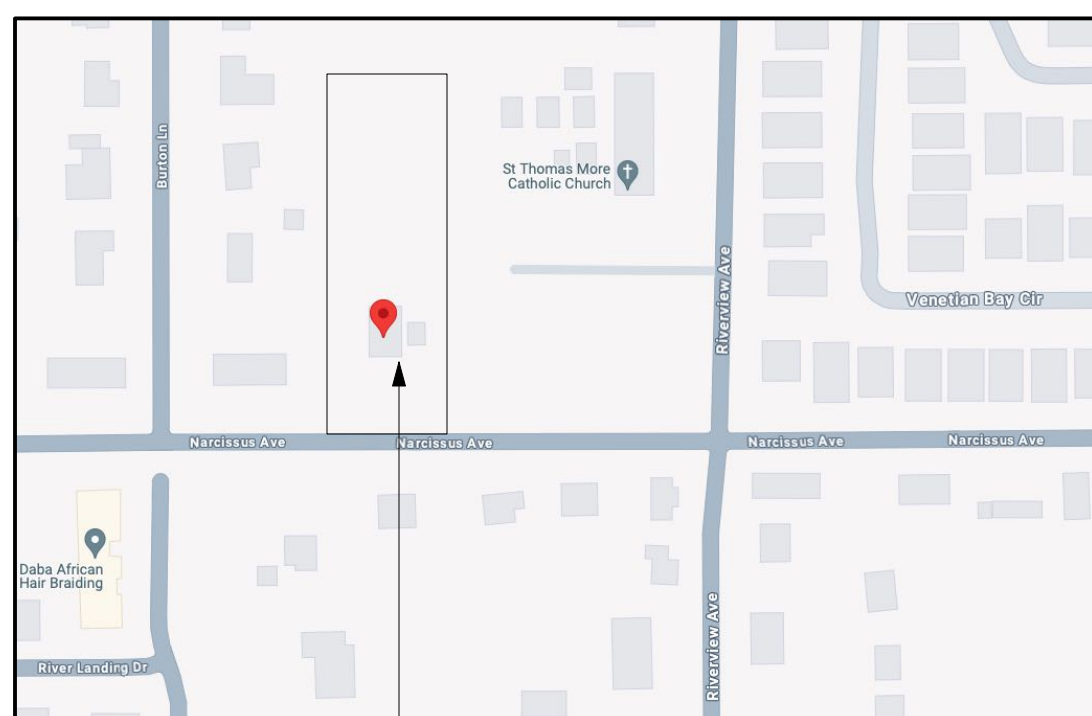
WALL TYPES

NEW	=====
1 HOUR RATED WALL	=====
2 HOUR RATED WALL	=====
3 HOUR RATED WALL	=====
4 HOUR RATED WALL	=====

NOTE: REFER TO A-8.1 FOR WALL AND FLOOR ASSEMBLY DETAILS

XX A3.1.0	ELEVATION KEY
XX A8.1.0	DETAIL KEY
XX A3.2.0	SECTION KEY
XX	WALL TYPE KEY
XX	DOOR NUMBER KEY
XX	WINDOW TYPE KEY
X	REVISION CLOUD & KEY

AREA MAP



SITE PLAN
Scale: 1/32" = 1'-0"

ZONING INFORMATION

OWNER: THE SOCIETY OF SAINT PIUS X ORLANDO FLORIDA INC.
SEMINOLE COUNTY ZONING DISTRICT - AG (AGRICULTURE)
PARCEL # 22-19-30-5AD-0000-130
ACREAGE: 1.19 ACRES
ZONE: A-1

PERMITTED USE (SEC.30.122):

CHURCHES AND STRUCTURES APPURTENANT THERETO

REGULATION

MIN. PARCEL AREA
PARCEL FRONTAGE IN STREET
MIN. FRONT YARD
MIN. SIDEYARD
MIN. REAR YARD
MAX. BUILDING HEIGHT

REQUIRED

1-ACRE SF
150 FT
50 FT
10 FT
30 FT
35 FT

EXISTING

1.19 ACRES
157 FT
45 FT
48.5 FT
181.6 FT
16 FT

PROPOSED

NO CHANGE
NO CHANGE
NO CHANGE
25'-0"
81.6'
NO CHANGE

SCOPE OF WORK:

INSTALL (2) PREFABRICATED PORTABLE STRUCTURES AS ACCESSORY TO THE CHURCH FOR ADMINISTRATION FUNCTIONS BEHIND THE CHURCH OWNED SINGLE-FAMILY HOME.

PREFABRICATED CHURCH ACCESSORY STRUCTURES
SOCIETY OF SAINT PIUS X ORLANDO
 2520 NARCISSUS AVENUE
 Sanford, FL 32771

date issue

Cover Sheet
& Site plan

project: 23.04
drawn by:
checked by: KC
date: 04.23.24

A-0.1

Property Record Card



Parcel 22-19-30-5AD-0000-0130

Property Address 2520 NARCISSUS AVE SANFORD, FL 32771

Parcel Location

Site View



2219305AD00000130 04/14/2023

Parcel Information

Value Summary

Parcel	22-19-30-5AD-0000-0130
Owner(s)	SOCIETY OF SAINT PIUS X ORLANDO FL INC
Property Address	2520 NARCISSUS AVE SANFORD, FL 32771
Mailing	500 RIVERVIEW AVE SANFORD, FL 32771-9507
Subdivision Name	FLA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	36-CHURCH/RELIGIOUS(2015)
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$240,603	\$234,703
Depreciated Other Features		
Land Value (Market)	\$144,458	\$137,658
Land Value Agriculture		
Just/Market Value	\$385,061	\$372,361
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$69,370	\$85,369
P&G Adjustment	\$0	\$0
Assessed Value	\$315,691	\$286,992

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$4,955.38 **2023 Tax Savings with Non-Hx Cap** \$4,955.38
2023 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 330 FT OF E 132 FT OF LOT 13 & W 25 FT OF S 330 FT OF LOT 14
 FLA LAND + COL COS CELERY
 PLANTATION
 PB 1 PG 129

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$315,691	\$315,691	\$0
SJWM(Saint Johns Water Management)	\$315,691	\$315,691	\$0
FIRE	\$315,691	\$315,691	\$0
COUNTY GENERAL FUND	\$315,691	\$315,691	\$0
Schools	\$385,061	\$385,061	\$0

Sales

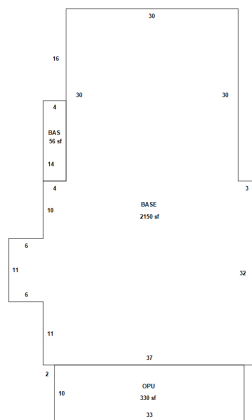
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	10/01/2014	08356	0007	\$59,500	No	Improved
CERTIFICATE OF TITLE	07/23/2013	08097	0252	\$100	No	Improved
QUIT CLAIM DEED	03/01/2010	07353	0158	\$100	No	Improved
WARRANTY DEED	07/01/2004	05392	0525	\$153,000	Yes	Improved
QUIT CLAIM DEED	07/01/2004	05389	1121	\$10,000	No	Vacant
WARRANTY DEED	01/01/1973	00977	1385	\$22,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.679	\$42,500.00	\$28,858
FRONT FOOT & DEPTH	25.00	330.00	0	\$850.00	\$31,450
FRONT FOOT & DEPTH	100.00	140.00		\$850.00	\$84,150

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	SINGLE FAMILY	1910/1995	5	2.5	7	2,150	2,536	2,206	SIDING GRADE 3	\$240,603	\$271,868	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH UNFINISHED</td> <td style="text-align: right;">330.00</td> </tr> <tr> <td>BASE</td> <td style="text-align: right;">56.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH UNFINISHED	330.00	BASE	56.00
Description	Area																	
OPEN PORCH UNFINISHED	330.00																	
BASE	56.00																	



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
31.00	FPL	AT&T	SANFORD	CITY OF SANFORD	MON/THU	MON	WED	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	6

School Information

Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

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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: 5/7/2024 9:58:13 AM
Project: 24-80000061
Credit Card Number: 41*****5843
Authorization Number: 04363I
Transaction Number: 070524C1C-2A27C631-B950-47E6-B828-93BC9ACE23BF
Total Fees Paid: 52.50

Fees Paid

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