



**SEMINOLE COUNTY, FLORIDA**  
**Development Review Committee**  
**Meeting Agenda**

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**Wednesday, October 2, 2024**

**9:00 AM**

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**No meeting scheduled**

**DRC**

**PRE- APPLICATIONS**

**COMMENTS ONLY (NO MEETING SCHEDULED)**

**THE MASTER'S ACADEMY PAVILION - SITE PLAN**

**[2024-1340](#)**

**Project Number:** 24-06000055

**Project Description:** Proposed Site Plan for a pavilion at an existing school on 30.79 acres in the A-1 Zoning District located on the northwest corner of Lukas Ln and Slavia Rd

**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

**Parcel ID:** 16-21-31-5CA-0000-028A

**BCC District:** 1-Dallari

**Applicant:** Julian Coto (407) 260-2292

**Consultant:** Julian Coto (407) 260-2292

**Attachments:** [APPLICATION](#)  
[COMMENTS](#)



# SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

## Agenda Memorandum

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**File Number: 2024-1340**

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**Consultant:** Julian Coto (407) 260-2292



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

PROJ. #: 24-06000055

Received: 8/9/24

Paid: 8/14/24

## SITE PLAN/DREDGE & FILL

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

### APPLICATION TYPES/FEEES

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> <b>RESTRIPING AND RESURFACING</b> (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> <b>FILL</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> <b>DREDGE AND FILL</b>	\$750.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p><b>NEW BUILDING SQUARE FOOTAGE:</b> <u>3,143</u> + <b>NEW PAVEMENT SQUARE FOOTAGE:</b> <u>0</u> =</p> <p><b>TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:</b> <u>3,143</u></p> <p>(TOTAL NEW ISA <u>3,143</u> /1,000 = <u>.3143</u>) * x \$25 + \$2,500 = <b>FEE DUE:</b> <u>\$2,578.50</u></p> <p><u>EXAMPLE:</u> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

### PROJECT

PROJECT NAME: The Master's Academy Pavilion			
PARCEL ID #(S): 16-21-31-5CA-0000-028A			
DESCRIPTION OF PROJECT: Construction of a 3,143 s.f. pavilion and a decorative trellis.			
EXISTING USE(S): Educational		PROPOSED USE(S): Educational	
ZONING: A-1	FUTURE LAND USE: MDR	TOTAL ACREAGE: 30.79 acres	BCC DISTRICT: 1
WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
<span style="color: red;">No trees with a DBH G.T. or = 6-inches</span>			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: 0			

<b>APPLICANT</b>		<b>EPLAN PRIVILEGES:</b> VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>										
NAME: Julian R. Coto, P.E.		COMPANY: Excel Engineering Consultants, LLC										
ADDRESS: 303 Avila Court												
CITY: Winter Springs		STATE: Florida	ZIP: 32708									
PHONE: 407-260-2292		EMAIL: Julian@Excelengineeringfl.com										
<b>CONSULTANT</b>		<b>EPLAN PRIVILEGES:</b> VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>										
NAME: Julian R. Coto, P.E.		COMPANY: Excel Engineering Consultants, LLC										
ADDRESS: 303 Avila Court												
CITY: Winter Springs		STATE: Florida	ZIP: 32708									
PHONE: 407-260-2292		EMAIL: Julian@Excelengineeringfl.com										
<b>OWNER(S)</b>		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)										
NAME(S): Darryl De Ruiter, President for TMA PROPERTIES FOUNDATION, INC.												
ADDRESS: 1500 Lukas Lane												
CITY: Oviedo		STATE: Florida	ZIP: 32765									
PHONE: 407-971-2221		EMAIL: RachelMarks@mastersacademy.org										
<b>CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)</b>												
<input type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)												
<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 35%;"><u>TYPE OF CERTIFICATE</u></th> <th style="text-align: left; width: 35%;"><u>CERTIFICATE NUMBER</u></th> <th style="text-align: left; width: 30%;"><u>DATE ISSUED</u></th> </tr> </thead> <tbody> <tr> <td>VESTING:</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>TEST NOTICE:</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>				<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>	VESTING:	_____	_____	TEST NOTICE:	_____	_____
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>										
VESTING:	_____	_____										
TEST NOTICE:	_____	_____										
<input type="checkbox"/> Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.												
<input checked="" type="checkbox"/> Not applicable												

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

I hereby represent that I have the lawful right and authority to file this application.

**Julian R. Coto**  
Digitally signed by Julian R. Coto  
 DN: O=Excel Engineering Consultants,  
 LLC, CN=Julian R. Coto,  
 E=Julian@Excelengineeringfl.com  
 Reason: I am the author of this document  
 Location: Winter Springs  
 Date: 2024.08.09 09:37:31-0400'

8/9/2024

**SIGNATURE OF AUTHORIZED APPLICANT**

**DATE**

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).


I, Darryl De Ruiter, President for TMA PROPERTIES FOUNDATION, INC., the owner of record for the following described property [*Parcel ID Number(s)*] 16-21-31-5CA-0000-028A hereby designates Julian R. Coto, P.E. to act as my authorized agent for the filing of the attached application(s) for:


<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

**OTHER:** \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 8-8-24



  
 Property Owner's Signature

Date 8-8-24 Darryl De Ruiter, President for TMA PROPERTIES FOUNDATION, INC.  
 Property Owner's Printed Name

STATE OF FLORIDA  
 COUNTY OF Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Darryl De Ruiter (*property owner*),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 8<sup>th</sup> day of August, 2024.

  
 Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

**TMA PROPERTIES FOUNDATION, INC.**

### Filing Information

<b>Document Number</b>	N06000004263
<b>FEI/EIN Number</b>	20-4717769
<b>Date Filed</b>	04/14/2006
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	07/02/2012
<b>Event Effective Date</b>	NONE

### Principal Address

1500 LUKAS LANE  
OVIEDO, FL 32765

### Mailing Address

1500 LUKAS LANE  
OVIEDO, FL 32765

### Registered Agent Name & Address

MATTHEWS, JADE  
1500 LUKAS LANE  
OVIEDO, FL 32765

Name Changed: 11/29/2023

Address Changed: 01/13/2014

### Officer/Director Detail

#### **Name & Address**

Title Secretary, VC

JAHNKE, BRADLEY, Dr.  
1500 LUKAS LANE  
OVIEDO, FL 32765

Title Treasurer

WEN, YIQIANG DENNIS  
1500 LUKAS LANE  
OVIEDO, FL 32765

Title Chairman

PURSLEY, TIMOTHY, Dr.  
1500 LUKAS LANE  
OVIEDO, FL 32765

Title President

**De Ruiters, Darryl**  
1500 LUKAS LANE  
OVIEDO, FL 32765

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	01/03/2023
2023	11/29/2023
2024	04/26/2024

**Document Images**

<a href="#">04/26/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/29/2023 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/03/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/01/2021 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/03/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/02/2012 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2008 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2006 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>



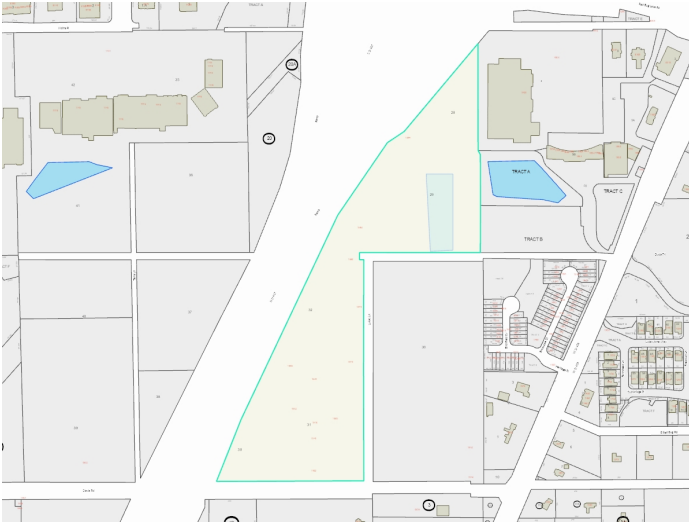


# Property Record CardA



**Parcel:** 16-21-31-5CA-0000-028A  
**Property Address:** 1500 LUKAS LN OVIEDO, FL 32765  
**Owners:** TMA PROPERTIES FOUNDATION INC  
 2024 Market Value \$14,448,341 Assessed Value \$14,072,231  
 2023 Tax Bill \$0.00 Tax Savings with Exemptions \$170,248.41  
 Private School & College property w/1st Building size of 23,400 SF and a lot size of 30.89 Acres

## Parcel LocationA



## Site ViewA



1621315CA0000028A 06/20/2022

## Parcel InformationA

Parcel	16-21-31-5CA-0000-028A
Property Address	1500 LUKAS LN OVIEDO, FL 32765
Mailing Address	1500 LUKAS LN OVIEDO, FL 32765-6629
Subdivision	SLAVIA COLONY COS SUBD
Tax District	01:County Tax District
DOR Use Code	72:Private School & College
Exemptions	36-CHURCH/RELIGIOUS (2011)
AG Classification	No

## Value SummaryA

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	8	8
Depreciated Building Value	\$11,967,035	\$10,399,523
Depreciated Other Features	\$941,806	\$853,914
Land Value (Market)	\$1,539,500	\$1,539,500
Land Value Agriculture	\$0	\$0
Market Value	\$14,448,341	\$12,792,937
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$376,110	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$14,072,231	\$12,792,937

## 2023 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$170,248.41
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$170,248.41

## Owner(s)A

Name - Ownership Type

TMA PROPERTIES FOUNDATION INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

LOTS 28 29 & 33 ELY OF EXPRESSWAY (LESS RD  
& N 1/2 OF VACD ST ADJ ON S  
& LOTS 31 32 & 38 ELY OF EXPRESSWAY (LESS  
RD) & S 1/2 OF VACD ST ADJ ON N  
SLAVIA COLONY COS SUBD  
PB 2 PG 71

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$14,072,231	\$14,072,231	\$0
Schools	\$14,448,341	\$14,448,341	\$0
FIRE	\$14,072,231	\$14,072,231	\$0
ROAD DISTRICT	\$14,072,231	\$14,072,231	\$0
SJWM(Saint Johns Water Management)	\$14,072,231	\$14,072,231	\$0

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/1/2009	\$100	07298/0336	Improved	No
WARRANTY DEED	11/1/1998	\$567,000	03529/1604	Vacant	No
QUIT CLAIM DEED	5/1/1990	\$100	02187/0245	Vacant	No
QUIT CLAIM DEED	5/1/1990	\$100	02187/0243	Vacant	No

## LandA

Units	Rate	Assessed	Market
30.79 Acres	\$50,000/Acre	\$1,539,500	\$1,539,500

Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	23400
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$3,184,288
Assessed	\$2,372,295

Building 1

\* Year Built = Actual / Effective

Building InformationA	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	22082
Total Area (ft <sup>2</sup> )	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$3,062,266
Assessed	\$2,204,832

Building 2

\* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	9994

Building InformationA	
#	3
Use	STEEL/PRE ENGINEERED.
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	19275
Total Area (ft <sup>2</sup> )	
Constuction	NO WALLS
Replacement Cost	\$2,310,811
Assessed	\$1,663,784

Building 3

\* Year Built = Actual / Effective

Building InformationA	
#	4
Use	MASONRY PILASTER .
Year Built*	2005
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	19346
Total Area (ft <sup>2</sup> )	
Constuction	NO WALLS
Replacement Cost	\$2,345,317
Assessed	\$1,841,074

Building 4

\* Year Built = Actual / Effective

Building InformationA	
#	5
Use	MASONRY PILASTER .
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	27414
Total Area (ft <sup>2</sup> )	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$3,499,728
Assessed	\$2,712,289

Building 5

\* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft <sup>2</sup> )
CANOPY	594
OPEN PORCH FINISHED	1482
UTILITY FINISHED	112

Building InformationA	
#	6
Use	MASONRY PILASTER .
Year Built*	2003
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	9872
Total Area (ft <sup>2</sup> )	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$1,291,202
Assessed	\$987,770

Building 6

\* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	128

Building InformationA	
#	7
Use	MASONRY PILASTER .
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	875
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$126,056
Assessed	\$97,693

Building 7

\* Year Built = Actual / Effective

Building InformationA	
#	8
Use	MASONRY PILASTER .
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	875
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$112,642
Assessed	\$87,298

Building 8

\* Year Built = Actual / Effective

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08672	1520 LUKAS LN: ALTERATION COMMERCIAL-Type IIB, CMU/Metal building [SLAVIA COLONY COS SUBD]	\$50,000		7/1/2024
16001	1584 LUKAS LN: RADIO ENHANCEMENT SYSTEM-School [SLAVIA COLONY COS SUBD]	\$42,000		12/21/2023
12588	1500 LUKAS LN: GAS - COMMERCIAL-PRIVATE SCH & COLLEGE [SLAVIA COLONY COS SUBD]	\$0		8/17/2023

07325	1550 LUKAS LN: ALTERATION COMMERCIAL-Metal building NEED CC [SLAVIA COLONY COS SUBD]	\$60,000	2/23/2024	6/2/2023
08216	1500 LUKAS LN: ALTERATION COMMERCIAL-Level 2 alteration, CC no CO [SLAVIA COLONY COS SUBD]	\$30,000	5/1/2024	5/31/2023
05018	1500 LUKAS LN: ALTERATION COMMERCIAL-steel structure [SLAVIA COLONY COS SUBD]	\$1,200,000	3/5/2024	4/27/2023
06039	1500 LUKAS LN: ALTERATION COMMERCIAL-Masonry building [SLAVIA COLONY COS SUBD]	\$40,000	10/7/2022	5/25/2022
00035	1584 LUKAS LN: OTHER BUILDING COMMERCIAL- [SLAVIA COLONY COS SUBD]	\$28,717		2/23/2022
14667	1584 LUKAS LN: ALTERATION COMMERCIAL-Interior Build-out CC [SLAVIA COLONY COS SUBD]	\$1,100,000	2/23/2024	10/20/2021
16528	1530 LUKAS LN: OTHER BUILDING COMMERCIAL-TEMP MODULAR CLASSROOM CO [SLAVIA COLONY COS SUBD]	\$8,300	11/16/2021	9/15/2021
13632	1584 LUKAS LN: STRUCTURES OTHER THAN BUILDINGS-Temporary Modular Building [SLAVIA COLONY COS SUBD]	\$25,000	11/16/2021	9/10/2021
11356	1530 LUKAS LN: ALTERATION COMMERCIAL-INTERIOR ALTERATION CC [SLAVIA COLONY COS SUBD]	\$100,000	11/2/2021	7/15/2021
11957	1584 LUKAS LN: ELECTRICAL - COMMERCIAL-Sheds [SLAVIA COLONY COS SUBD]	\$1,100		8/26/2020
02303	1584 LUKAS LN: OTHER BUILDING COMMERCIAL-2 SHEDS [SLAVIA COLONY COS SUBD]	\$12,000	7/28/2020	6/1/2020
12840	1500 LUKAS LN: FENCE/WALL COMMERCIAL- [SLAVIA COLONY COS SUBD]	\$3,800		9/25/2019
12338	1570 LUKAS LN: SIGN (POLE,WALL,FACIA) -illuminated channel letters [SLAVIA COLONY COS SUBD]	\$8,980		9/20/2019
02419	1500 LUKAS LN: ELECTRICAL - COMMERCIAL- [SLAVIA COLONY COS SUBD]	\$10,000		8/13/2019
05834	1520 LUKAS LN: ALTERATION COMMERCIAL-LEVEL 2 ALT, EXTERIOR FINISH [SLAVIA COLONY COS SUBD]	\$159,598	8/2/2019	5/6/2019
06323	2 STORY EDUCATIONAL BUILDING- 1570 LUKAS LN	\$2,000,000	8/26/2019	9/4/2018
10063	GROUND SIGN	\$37,046		8/2/2018
11776	DEMO- 1564 LUKAS LN	\$4,000		7/24/2018
09178	DEMO- 1560 LUKAS LN	\$2,000		7/24/2018
16929	FIRE ALARM SYSTEM - 1520 LUKAS LN	\$1,357		12/4/2017
13555	LEVEL 2 ALTERATION - 1520 LUKAS LN	\$20,000	2/5/2018	10/6/2017
08135	PLUMBING	\$1,050		6/14/2017
14454	SWIMMING POOL - 1350 LUKAS ACRES WAY	\$45,000		12/16/2016

11824	REPIPE FIRE SYSTEM TO COVER NEW APPLIANCE - CAFETERIA - 1516 LUKAS LN	\$1,100		10/12/2016
11321	ELECTRICAL	\$1,580		9/28/2016
07234	INSTALL 2 FLUSH MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGNS - 1584 LUKAS LN	\$2,300		6/22/2016
07007	INSTALL 364 LF OF 6' HIGH BLACK ALUMINUM FENCING W/4 GATES @ FRONT OF NEW BUILDING	\$16,250		6/16/2016
05230	ELECTRICAL	\$59,233		5/6/2016
04757	ELECTRICAL - 1500 LUCAS LN	\$10,000		4/28/2016
04496	PLUMBING	\$4,780		4/21/2016
04383	FIRE SPRINKLER INSTALLATION - 1584 LUKAS LN	\$83,000		4/19/2016
02223	FIRE ALARM SYSTEM INSTALLATION - 1500 LUKAS LN	\$1,276		3/1/2016
00893	FIRE ALARM INSTALLATION	\$27,500		2/24/2016
01002	FOUNDATION AND SUPPORT FOR SCOREBOARD	\$5,000		2/17/2016
01517	2 WOOD FRAME SOFTBALL DUGOUTS	\$41,774	3/29/2016	2/12/2016
00213	SITE LIGHTING	\$60,000		2/2/2016
00679	FENCE/WALL	\$16,500		2/1/2016
11663	PLUMBING	\$4,375		10/14/2015
05406	NEW ASSEMBLY BUILDING - 1584 LUKAS LN	\$6,848,735	9/8/2016	5/19/2015

### Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2001	21495	\$100,167	\$45,075
WALKS CONC COMM	2001	21495	\$100,167	\$45,075
COMMERCIAL CONCRETE DR 4 IN	2001	6176	\$28,780	\$12,951
COMMERCIAL CONCRETE DR 4 IN	2001	6176	\$28,780	\$12,951
COMMERCIAL ASPHALT DR 2 IN	2001	143152	\$350,722	\$157,825
COMMERCIAL ASPHALT DR 2 IN	2001	143152	\$350,722	\$157,825
6' CHAIN LINK FENCE	2001	4089	\$47,760	\$19,104
6' CHAIN LINK FENCE	2001	4089	\$47,760	\$19,104
12' CHAIN LINK FENCE	2001	702	\$16,406	\$6,562
12' CHAIN LINK FENCE	2001	702	\$16,406	\$6,562
ALUM FENCE	2001	7398	\$45,720	\$20,574
ALUM FENCE	2001	7398	\$45,720	\$20,574
BASKETBALL COURT/CONCRETE	2001	8961	\$36,919	\$16,614
BASKETBALL COURT/CONCRETE	2001	8961	\$36,919	\$16,614
POLE LIGHT 1 ARM	2001	17	\$31,518	\$31,518
POLE LIGHT 1 ARM	2001	17	\$31,518	\$31,518
POLE LIGHT 2 ARM	2001	10	\$36,050	\$36,050



POLE LIGHT 2 ARM	2001	10	\$36,050	\$36,050
POLE LIGHT 4 ARM	2001	6	\$46,350	\$46,350
POLE LIGHT 4 ARM	2001	6	\$46,350	\$46,350
POLE LIGHT 5 ARM	2001	8	\$78,280	\$78,280
POLE LIGHT 5 ARM	2001	8	\$78,280	\$78,280

ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	MDR
Description	Medium Density Residential

School DistrictsA	
Elementary	Evans
Middle	Indian Trails
High	Oviedo

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 61

UtilitiesA	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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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:** 8/14/2024 9:24:36 AM  
**Project:** 24-06000055  
**Credit Card Number:** 37\*\*\*\*\*5002  
**Authorization Number:** 286518  
**Transaction Number:** 140824O17-8F0A9219-38C9-4331-AC72-DA792C159702  
**Total Fees Paid:** 2611.20

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	32.70
SITE PLAN	2578.50
Total Amount	2611.20

**SEMINOLE COUNTY GOVERNMENT**  
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
 SANFORD, FLORIDA 32771

**Comment Document – Initial Submittal**

<b>PROJECT NAME:</b>	<b>THE MASTER'S ACADEMY PAVILION - SITE PLAN</b>	<b>PROJ #: 24-06000055</b>
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	8/09/24	
RELATED NAMES:	EP JULIAN COTO	
PROJECT MANAGER:	JOY GILES (407) 665-7	
PARCEL ID NO.:	16-21-31-5CA-0000-028A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PAVILION ON AN EXISTING SCHOOL ON 30.79 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF LUKAS LN AND NORTH OF SLAVIA RD	
NO OF ACRES	30.79	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF LUKAS LN AND NORTH OF SLAVIA RD	
FUTURE LAND USE-	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
JULIAN COTO P.E. EXCEL ENGINEERING CONSULTANTS 303 AVILA CT WINTER SPRINGS FL 32708 (407) 260-2292 JULIAN@EXCELENGINEERINGFL.COM	JULIAN COTO P.E. EXCEL ENGINEERING CONSULTANTS 303 AVILA CT WINTER SPRINGS FL 32708 (407) 260-2292 JULIAN@EXCELENGINEERINGFL.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

**Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.**

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

*See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.*

## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
3.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
4.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
5.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
6.	Environmental Services	There appears to be no utility easement over some of the existing Seminole County owned utility infrastructure on the site. This includes the 8" water master meter assembly as well as the 8" PVC water main feeding it from the right of way line. Everything else on the site appears to be privately owned/maintained. Please provide us documentation that there is an existing utility easement over this infrastructure. If none exists, then please provide a sketch and legal description (signed/sealed by a professional surveyor) of the proposed utility easement in order for me to lift the hold on the project (sketch/legal is the only requirement at this time). The rest of the process can take a while which involves us reviewing the sketch/legal and preparing a utility easement agreement that is to be signed by the property owner and notarized. Once that's done, the original documentation will need to be mailed back, or hand delivered to our office so that we can review and forward on to the Seminole County Clerk for recording. We require 15 ft wide utility easements along the centerline of our potable water mains/water master meters. This 15 ft utility easement should extend from the property/right of way line northward to at least 7.5 ft on the far side of the water master meter. Please see the file "Proposed Utility Easement 1" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for.	Unresolved
7.	Environmental Services	On Sheet C01: Cover Sheet and Drawing Index, please update the	Info Only

		contact information for potable water/sanitary sewer to 407-665-2024.	
8.	Planning and Development	Under the Site Data table please state the height of the pavilion.	Unresolved
9.	Planning and Development	Under Site Data table please provide the parcel number.	Unresolved
10.	Planning and Development	On the overall site plan sheet please dimension the pavilion.	Unresolved
11.	Public Safety - Addressing	Please locate and designate the existing pavilion on the Site Geometry Plan.	Unresolved
12.	Public Safety - Addressing	On the Site Geometry Plan please remove BLDG #800 underneath ADMIN BLDG. and add the building address 1574. This provides a better reference to the location.	Unresolved
13.	Public Safety - Addressing	Kindly include the missing address numbers 1584 on the Auditorium building within the Overall Site Plan	Unresolved
14.	Public Safety - Addressing	Identify the type of structure located at the rear of the Office/Administration Building and then label it on the Overall Site Plan. Our records suggest that it is a pavilion.	Unresolved
15.	Public Safety - Addressing	Is the proposed pavilion intended to supplement the existing pavilion situated at the rear of the Office/Administration Building?	Question
16.	Public Safety - Addressing	It is not required to assign a separate address for the proposed pavilion. Please utilize the address of the adjacent Office/Administration Building, 1570 Lukas Lane, when applying for future building permits.	Info Only
17.	Public Safety - Fire Marshal	Comment New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
18.	Public Safety - Fire Marshal	Comment Please provide a flow test (within the last 12 months) of the existing hydrants. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.	Unresolved
19.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
20.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
21.	Public Works -	Provide an erosion control plan. Please show proposed protection	Unresolved

	Engineering	measures.	
22.	Public Works - Engineering	Staff has some concern with the stormwater pipe going under the building. Please provide a letter from the owner stating that they understand the potential maintenance potential building damage issues with this design if there is a failure in the drainage system. If not please move the pipe out from the slab.	Unresolved
23.	Public Works - Engineering	While staff is not worried about the D-2 inlet, I am not sure of the need for this structure.	Unresolved
24.	Public Works - Engineering	Overall staff believes it may be better to have the stormwater roof drain system go to the other side of the building. Also, while the roof drains are in a pressure condition it would be best if the inverts are above the bottom invert of the stormwater structure D-3 Please adjust accordingly.	Unresolved
25.	Public Works - Engineering	There is not enough information provided in the stormwater report to verify the design. There are also some parameters that may not be correct. Please provide enough information from the previous permits to verify the ponds and stormwater system. The CN values need to be justified. The Impervious needs to be 98 unless otherwise shown correct. Is the Soils type C or D? State what the soils are and what group is being used. Clearly show top of pond elevations and volumes for each pond. Please verify, revise and resubmit.	Unresolved

### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

*This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.*

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Corrections Required	Joy Giles
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald
Environmental - Impact Analysis	No Review Required	Becky Noggle
Public Safety - Addressing	Corrections Required	Amy Curtis
Natural Resources	Approved	Sarah Harttung
Environmental Services	Corrections Required	James Van Alstine
Buffers and CPTED	Approved	Maya Athanas
Public Works - Engineering	Corrections Required	Jim Potter
Public Works - Impact Analysis	No Review Required	William Wharton
Building Division	Review Complete Recommend Approval	Jay Hamm

The next submittal, as required below, will be your:

1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
9/24/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Matthew Maywald, Amy Curtis, James Van Alstine, Jim Potter,

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

**Major Review (3+ reviewers remaining) – 50% of original application fee**

**Minor Review (1-2 reviewers remaining) – 25% of original application fee**

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

**NOTE:** Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

**Cities:**

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>

