

SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, April 9, 2025

9:00 AM

ROOM 3024

This meeting will be held In-Person. The public may email eplandesk@seminolecountyfl.gov to request a Teams link to attend in "listen only" mode. Items listed as "Comments Only" will not be discussed at the meeting.

The meeting is scheduled to begin promptly at 9:00AM. Each item will be scheduled for a duration of 20 minutes unless otherwise indicated. Schedule may be re-arranged in the event of earlier availability. Please arrive 15 minutes prior to your scheduled meeting in case of earlier availability.

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) ST LUKES CHURCH AND SCHOOL DRIVEWAY -

2025-300

PRE-APPLICATION

Project Number: 25-80000032

Project Description: Proposed Site Plan for a driveway at an existing church and school on 4.94 acres in the A-1 Zoning District located on the east side of

SR 426, south of Slavia Rd

Project Manager: Tiffany Owens 407-665-7354

(towens04@seminolecountyfl.gov)

Parcel ID: 20-21-31-300-0100-0000+++

BCC District: 1-Dallari

Applicant: Steve Lehenbauer (321) 282-8012 Consultant: John Herbert (407) 765-9579

Attachments: APPLICATION

COMMENTS

2025-303

9:20AM (IN PERSON) MULTI-USE SPORTS COMPLEX - PRE-APPLICATION

Project Number: 25-80000035

Project Description: Proposed Future Land Use Amendment, Rezone and Special Exception for a multi-use sports complex in the A-5 Zoning District on

4.91 acres on the east side of Van Arsdale St, north of N CR 426

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 25-20-31-5BA-0000-4370

BCC District: 2-Zembower

Applicant: Lucas Gregerson (773) 558-6058

Consultant: N/A

Attachments: APPLICATION

COMMENTS

COMMENTS ONLY (NO MEETING SCHEDULED)

ORANGEWOOD CHRISTIAN SCHOOL - PRE-APPLICATION

2025-302

Project Number: 25-80000034

Project Description: Proposed Special Exception for a basketball court at an existing private school on 5 acres in the R-1AA Zoning District located on the

west side of Trinity Woods Ln, north of Oranole Rd

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 23-21-29-300-010A-0000

BCC District: 3-Constantine

Applicant: Travis Pendleton (321) 439-3570 **Consultant:** Danielle Pendleton (407) 578-2918

Attachments: APPLICATION

COMMENTS



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-300

Title:

9:00AM (IN PERSON) ST LUKES CHURCH AND SCHOOL DRIVEWAY - PRE-APPLICATION

Project Number: 25-80000032

Project Description: Proposed Site Plan for a driveway at an existing church and school on 4.94 acres in the

A-1 Zoning District located on the east side of SR 426, south of Slavia Rd

Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

Parcel ID: 20-21-31-300-0100-0000+++

BCC District: 1-Dallari

Applicant: Steve Lehenbauer (321) 282-8012 **Consultant:** John Herbert (407) 765-9579

PM: Tiffany



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION 1101 EAST FIRST STREET, ROOM 2028

SANFORD, FLORIDA 32771

Received: 3/20/25 Paid: 3/20/25

PROJ. #: 25-80000032

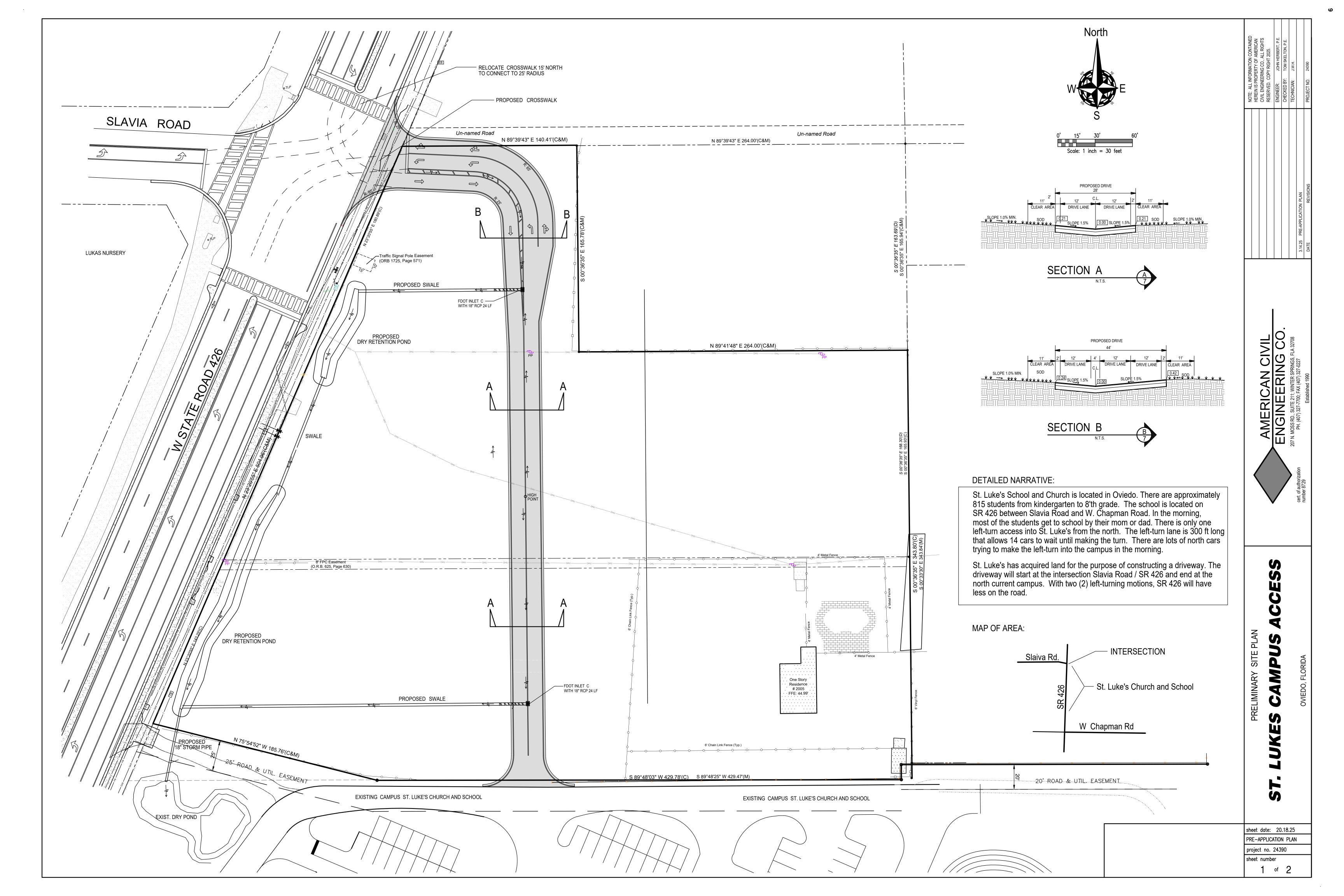
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

INCOMPL APPLICATION FEE	ETE APPLICA	TIONS V	VILL <u>N</u> C	OT BE ACCEPTED	
PRE-APPLICATION		\$50.00			
PROJECT					
PROJECT NAME: St. Luke's Churc	ch and School	new driv	/eway	0160 0140	
PARCEL ID #(S): 20-21-31-300-0170-0	0000 and 016B-0	000 and 01	50-000 a	and 016-0000 and 014-0000	
TOTAL ACREAGE: 4.93 ac		BCC DIST	RICT:	1	
ZONING: A-1		FUTURE	LAND US	JSE: LDR	
APPLICANT					
NAME: Steve Lehenbauer		COMPA	NY: St.	Luke's Chuch and School	
ADDRESS: 2021 SR 426					
CITY: Oviedo		STATE:	FL	ZIP: 32765	
PHONE: 321-282-8012		EMAIL:	slehen	nbauer@sllcs.org	
CONSULTANT					
NAME: John Herbert, III, PE	etrajikustas parasti visiti men in a resumptus kinonili teribi in in	COMPAN	√Y: An	merican Civil Engineering Company	y
ADDRESS: 207 North Moss Road	suite 211		, if		
CITY: Winter Springs		STATE:	FL	ZIP: 32078	
PHONE: 407-765-9579		EMAIL:	herber	rtengineer@gmail.com	wind of Michigan Science Address and the Committee
PROPOSED DEVELOPMENT (CHEC	K ALL THAT APP	LY)			
	AMENDMENT	☐ RE	ZONE avia Road	SITE PLAN SPECIAL EXCEP ad and SR426	TION
STAFF USE ONLY					
COMMENTS DUE: 3/28	COM DOC DUE	: 4/3		DRC MEETING: 4/9	MATERIA PROPERTY AND ADMINISTRATION OF THE PARTY AND ADMINISTR
PROPERTY APPRAISER SHEET PRIO	R REVIEWS:				
ZONING: A-1	FLU: LDR		LOCATIO	ION: on the east side of SR 426,	
W/S: Seminole County	BCC:1: Dallar			south of Slavia Rd	
					-

DETAILED NARRATIVE:

St. Luke's School and Church is located in Oviedo. There are approximately 815 students from kindergarten to 8'th grade. The school is located on SR 426 between Slavia Road and W. Chapman Road. In the morning, most of the students get to school by their mom or dad. There is only one left-turn access into St. Luke's from the north. The left-turn lane is 300 ft long that allows 14 cars to wait until making the turn. There are lots of north cars trying to make the left-turn into the campus in the morning.

St. Luke's has acquired land for the purpose of constructing a driveway. The driveway will start at the intersection Slavia Road / SR 426 and end at the north current campus. With two (2) left-turning motions, SR 426 will have less on the road.



Parent Tract Survey Legal Description: By Surveyor A portion of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 20, Legal Description: O.R.B. 9974, Page 1615 Township 21 South, Range 31 East, Seminole County, Florida, lying East of State Road 426, The North 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of described as follows: Section 20, Township 21 South, Range 31 East, Seminole County, Florida. Less the East 264 feet thereof, and less the part West of State Road 426. Beginning at a 5"x5" Concrete Monument at the East 1/4 corner of said Section 20, as recorded in Certified Corner Record #075358, thence with the East line of the Southeast 1/4 of Legal Description: O.R.B. 8860, Page 382 said Section 20, South 00°36'35" East, 165.94 feet, to the Southeast corner of the North 1/4 of Parcel "A" the North 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 20, being the Point of Beginning. Being a parcel of land lying in Section 20, Township 21 South, Range 31 East, Seminole County, Florida, and being more particularly described as follows: Continue with the East line of the Southeast 1/4 of said Section 20, South 00°36'35" East. 343.80 feet, to the Southeast corner of the North 177.60 feet of the South 1/2 of the North 1/2 Commencing at the East 1/4 corner of Section 20, Township 21 South, Range 31 East; thence South 00°36'35" East, a distance of 163.69 feet along the East line of the of the Northeast 1/4 of the Southeast 1/4 of said Section 20; thence departing the East line of the Southeast 1/4 of said Section 20, and with the South line of the North 177.60 feet of the Southeast 1/4 of said Section 20 to the Point of Beginning: South 1/2 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 20. South 89°48'03" West, 429,78 feet, to the Easterly corner of the lands described in Official Records Thence continue South 00°36'35" East along said East line of said Section 20, a distance Book 1386, Page 813, of the Public Records of Seminole County, Florida; thence departing of 168.30 feet to the Southeast corner of the South 1/2 of the North 1/2 of the Northeast the South line of the North 177.60 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of 1/4 of the Northeast 1/4 of the aforementioned Section; thence South 89°43'53" West the Southeast 1/4 of said Section 20, and with the Northerly line of said lands described in along the South line of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeas Official Records Book 1386, Page 813, North 75°54'52" West, 185.76 feet, to the Easterly 1/4 of said Section 20, a distance of 542.25 feet to the existing East right-of-way (R/W) of Right-of-Way Line of State Road 426, as shown on that State of Florida Department of State Road 426 (a/k/a Aloma); thence North 23°20'55" East along said East R/W line of Transportation Right-of-Way Map Section 77060-2518 / F.P. NO. 240174 1; thence departing State Road 426, a distance of 164.03 feet; thence South 89°46'13" East, a distance of the Northerly line of said lands described in Official Records Book 1386, Page 813, and with 467.62 feet to the Point of Beginning. the Easterly Right-of-Way Line of said State Road 426, North 23°20'55" East, 504.96 feet, to the North Line of the Southeast 1/4 of said Section 20; thence departing the Easterly Legal Description: O.R.B. 10383, Page 1474 Right-of-Way Line of said State Road 426, and with the North Line of the Southeast 1/4 of said The North 177.6 feet of the South 1/2 of the North 1/2 of the NE 1/4 of the SE 1/4 of Section 20, North 89°39'43" East, 140.41 feet, to the Northwest corner of the East 264.00 feet Section 20, Township 21 South, Range 31 East, East of Right-of-Way of State Road #426, of the Southeast 1/4 of said Section 20; thence departing the North Line of the Southeast 1/4 Seminole County, Florida. of said Section 20, and with the West line of the East 264.00 feet of the Southeast 1/4 of said Section 20, South 00°36'35" East, 165.78 feet, to the Southwest corner of the East 264.00 feet LESS AND EXCEPT that part conveyed to St. Lukas Evangelical Lutheran Church, Inc., as of the North 1/4 of the East 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 20: described in O.R. Book 1386, Page 813, Public Records of Seminole County, Florida, thence departing the West line of the East 264.00 feet of the Southeast 1/4 of said Section 20, described as follows: and with the South Line of the North 1/4 of the East 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 20, North 89°41'48" East, 264.00 feet, to the Point of Beginning. Begin at the Point of Intersection of the Easterly Righ-of-Way line of State Road Number 426 and the North line of the South 154.0 feet of the South 1/2 of the North 1/2 of the NE Containing 214,898.86 square feet or 4.93 acres, more or less. 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; run thence East along said North line 200.00 feet; run thence Northwesterly to a point on said Easterly Right-of-Way line, 50.0 feet Northeasterly along said Right-of-Way line from the Point of Beginning; run thence Southwesterly along said Easterly Right-of-Way line 50.0 feet to the Point of Beginning. FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED CERTIFIED TO: ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA Parcel ID# 20-21-31-501-0000-0070 N/89°39'43" E 264.00'(C&M) N 89°39'43" E 140.41'(C&M) Parcel ID: 21-21-31-300-0030-0000 Parcel ID: 20-21-31-300-017A-0000 (Less the East 264') x¹20-21-31-300-0170-0000 (O.R.B. 9974, Page 1615) Set 1/2" Rebar x 42.7 & Cap "LB 7623" (O.R.B. 8860, Page 382) Set 1/2" Rebar & Cap "LB 7623" South Line of the N 1/4 of the NE 1/4 of the NE 1/4 of the SE 1/4 of Section 20-21-31 N 89°41'48" E 264.00'(C&M) 47.8·N 89°41'48"/ € 213.86'(C) N 89°41'48" E 207.86'(C) S 89°46'13" E 467.62'(D) Parcel ID: e₆•**2**0-21-31-300-016B-0000 Parcel ID: -Total Area- 🔉 214,898.86± Sq. F 4.93± Acres Parcel ID: 21-21-31-30ð-003A-0000 $\times^{1.5^{-1}}$ S 89°43'53" W 542.25'(D) $\times^{1.5^{-1}}$ S 89°43'53" W 551.28'(C) 20-21-31-300-0140-0000 S 89°44'36" W 245.89'(M) (O.R.B. 1386, Page 813) S 89°48'03" W 429.78'(C) S 89°48'25" W 429.47'(M) Parcel ID: 20-21-31-300-0100-0000 x -Utility Legend-BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FLORIDA EAST ZONE 0901 - NAD '83. BOUNDARY IS BASED UPON THE BOUNDARIES SHOWN ON THAT STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 77060-2518 / F.P. NO. 240174 1, AS WELL AS FOUND MONUMENTATION FIELD RECORDED ON 01/10/2025. Scale: 1"=40' -Underground Utility Legend--Notes>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps,
Overlaps and/or Hiatus. Field Date: 01/10/25 Date Completed: 02/05/25 File Number: IS-88507

FOC - Fiber Optic Cable Box

-⊗- - Gas Valve

- Guy Anchor

- Wood Power Pole

Lake Mary, Florida 32746

www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

-Site Benchmark Information

◆#1
Set Nail & Disc "LB 7623" in Sidewalk

Seminole County Benchmark
Benchmark No.: 8131909
Benchmark Elevation: 38.512'
(Elevations are based upon NAVD '88)

PC - Point of Curvature
Pg. - Page
Point of Intersection
P.O.B. - Point of Beginning
P.O.L. - Point on Line
PP - Power Pole

- Point of Tangency
- Radius
- Radial
- Rebar & Cap
- Recovered
- Roofed

Building Ties are NOT to be used to reconstruct Property Lines.

>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.

>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.

>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be

affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Parent Tract Survey - 02/06/25 - BMJ

Original Survey Date - 05/21/21

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Property Record Card



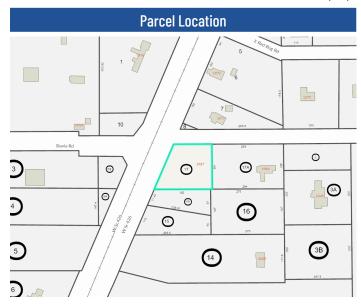
Parcel: 20-21-31-300-0170-0000
Property Address: W SR 426 OVIEDO, FL 32765

operty Address: W SR 426 OVIEDO, FL 32765
ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF

Owners: SLAVIA FL

2025 Market Value \$76,700 Assessed Value \$76,700 Taxable Value \$76,700 2024 Tax Bill \$2,103.89

Vacant Residential property has a lot size of 0.67 Acres





Parcel Information			
Parcel	20-21-31-300-0170-0000		
Property Address			
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-4504		
Subdivision			
Tax District	01:County Tax District		
DOR Use Code			
Exemptions	None		
AG Classification			

Value Summary		
	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$82,077
Depreciated Other Features	\$0	\$500
Land Value (Market)	\$76,700	\$76,700
Land Value Agriculture	\$0	\$0
Just/Market Value	\$76,700	\$159,277
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	\$76,700	\$159,277

2024 Certified Tax Summary		
Tax Amount w/o Exemptions	\$2,103.89	
Tax Bill Amount	\$2,103.89	
Tax Savings with Exemptions	\$0.00	

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Owner(s)

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 31E N 1/4 OF NE 1/4 OF NE 1/4 OF SE 1/4 (LESS E 264 FT & PT W OF RD)

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$76,700	\$0	\$76,700
Schools	\$76,700	\$0	\$76,700
FIRE	\$76,700	\$0	\$76,700
ROAD DISTRICT	\$76,700	\$0	\$76,700
SJWM(Saint Johns Water Management)	\$76,700	\$0	\$76,700

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/9/2021	\$350,000	09974/1615	Improved	No
PROBATE RECORDS	6/9/2021	\$100	09957/0673	Improved	No

0.59 Acres	\$130,000/Acre	\$76,700	\$76,700
Units	Rate	Assessed	Market
Land			

Building Information		
#		
Use		
Year Built*		
Bed		
Bath		
Fixtures		
Base Area (ft²)		
Total Area (ft²)		
Constuction		
Replacement Cost		
Assessed		

* Year Built = Actual / Effective

Building

Permits				
Permit #	Description	Value	CO Date	Permit Date

07812	1987 W SR 426 : DEMO RESIDENTIAL- single Family home demo	\$0	6/19/2024
10612	REROOF	\$10,850	6/15/2018

Extra Features				
Description	Year Built	Units	Cost	Assessed

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

Political Representation			
Commissioner	District 1 - Bob Dallari		
US Congress	District 7 - Cory Mills		
State House	District 37 - Susan Plasencia		
State Senate	District 10 - Jason Brodeur		
Voting Precinct	Precinct 74		

School Districts			
Elementary	Evans		
Middle	Jackson Heights		
High	Oviedo		

Utilities			
Fire Station #	Station: 46 Zone: 465		
Power Company	DUKE		
Phone (Analog)	AT&T		
Water	Seminole County Utilities		
Sewage	Seminole County Utilities		
Garbage Pickup	MON/THU		
Recycle	THU		
Yard Waste	NO SERVICE		
Hauler #	Waste Pro		

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Property Value History \$2,300 Market Value \$160,000 \$2,200 \$2,104 Tax Bill Amount \$140,000 \$2,019 \$2,100 \$2,000 \$120,000 \$1,828 \$1,900 \$100,000 \$1,800 \$1,700 \$80,000 \$1,700 \$60,000 \$1,536 \$1,600 \$40,000 \$1,500 \$20,000 \$1,400 \$110,368 \$125,809 \$136,324 \$154,293 \$159,277 \$1,300 \$0

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2023

2024

2022

2020

2021

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Property Record Card



Parcel: 20-21-31-300-016B-0000

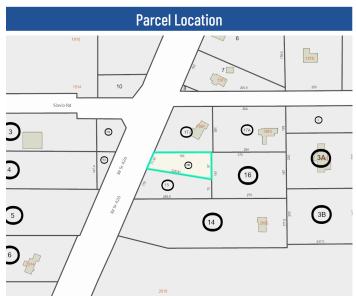
Property Address:

Owners: ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF

SLAVIA FL

2025 Market Value \$55,900 Assessed Value \$55,900 Taxable Value \$55,900 2024 Tax Bill \$738.38

Vacant Residential property has a lot size of 0.40 Acres



Site View

Parcel Information			
Parcel	20-21-31-300-016B-0000		
Property Address			
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524		
Subdivision			
Tax District	01:County Tax District		
DOR Use Code	00:Vacant Residential		
Exemptions	None		
AG Classification	No		

Value Summary					
	2025 Working Values	2024 Certified Values			
Valuation Method	Cost/Market	Cost/Market			
Number of Buildings	0	0			
Depreciated Building Value	\$0	\$0			
Depreciated Other Features	\$0	\$0			
Land Value (Market)	\$55,900	\$55,900			
Land Value Agriculture	\$0	\$0			
Just/Market Value	\$55,900	\$55,900			
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	\$55,900	\$55,900			

2024 Certified Tax Summary			
Tax Amount w/o Exemptions	\$738.38		
Tax Bill Amount	\$738.38		
Tax Savings with Exemptions	\$0.00		

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Ų	J١	N.	IL	er	18	

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Legal Description

SEC 20 TWP 21S RGE 31E BEG 270 FT W & 70 FT N OF SE COR OF S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 RUN N 81 DEG 22 MIN W 228.91 FT TO ELY R/W SR 426 NELY ON R/W 71.42 FT E 192 FT S 97 FT TO BEG

Taxes						
Taxing Authority	Assessed	Exempt Amount	Taxable			
COUNTY GENERAL FUND	\$55,900	\$0	\$55,900			
Schools	\$55,900	\$0	\$55,900			
FIRE	\$55,900	\$0	\$55,900			
ROAD DISTRICT	\$55,900	\$0	\$55,900			
SJWM(Saint Johns Water Management)	\$55,900	\$0	\$55,900			

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2017	\$100	08860/0382	Improved	No
TRUSTEE DEED	2/1/2017	\$316,700	08860/0379	Improved	No
WARRANTY DEED	2/1/2001	\$100	04033/0463	Improved	No
QUIT CLAIM DEED	12/1/1980	\$100	01315/1206	Vacant	No

0.43 Acres	\$130,000/Acre	\$55,900	\$55,900
Units	Rate	Assessed	Market
Land			

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Building Information		
#		
Use		
Year Built*		
Bed		
Bath		
Fixtures		
Base Area (ft²)		
Total Area (ft²)		
Constuction		
Replacement Cost		
Assessed		

* Year Built = Actual / Effective

Building

Permits				
Permit #	Description	Value	CO Date	Permit Date
11668	DEMO	\$4,000		8/25/2017

Extra Features				
Description	Year Built	Units	Cost	Assessed

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

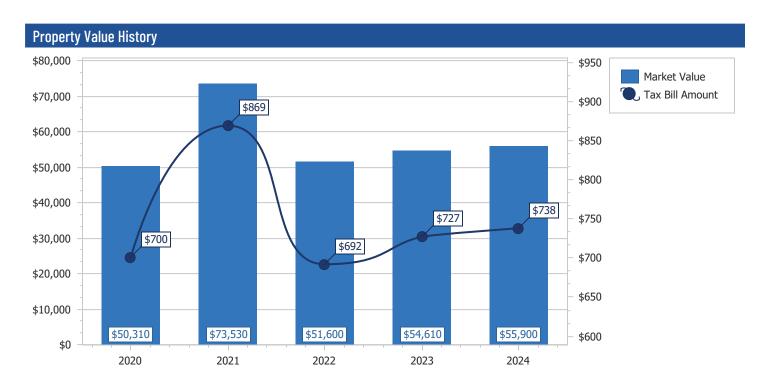
School Districts			
Elementary	Evans		
Middle	Jackson Heights		
High	Oviedo		

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Political Representation		
Commissioner	District 1 - Bob Dallari	
US Congress	District 7 - Cory Mills	
State House	District 37 - Susan Plasencia	
State Senate	District 10 - Jason Brodeur	
Voting Precinct	Precinct 74	

Utilities		
Fire Station #	Station: 29 Zone: 292	
Power Company	DUKE	
Phone (Analog)	AT&T	
Water	Seminole County Utilities	
Sewage	Seminole County Utilities	
Garbage Pickup	MON/THU	
Recycle	THU	
Yard Waste	NO SERVICE	
Hauler #	Waste Pro	

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Thursday, March 20, 2025 4/4

Property Record Card



Parcel: 20-21-31-300-0150-0000

Property Address:

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF Owners:

SLAVIA FL

2025 Market Value \$71,500 Assessed Value \$71,500 Taxable Value \$71,500 2024 Tax Bill \$944.44

Vacant Residential property has a lot size of 0.54 Acres

Parcel Location 10 Slavia Rd 0 (17)⁽⁸⁾ <u>(10</u> @ **3 (**5) (3B) (14) 2005

Site View

Parcel Information			
Parcel	20-21-31-300-0150-0000		
Property Address			
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524		
Subdivision			
Tax District	01:County Tax District		
DOR Use Code	00:Vacant Residential		
Exemptions	None		
AG Classification	No		

Value Summary				
	2025 Working Values	2024 Certified Values		
Valuation Method	Cost/Market	Cost/Market		
Number of Buildings	0	0		
Depreciated Building Value	\$0	\$0		
Depreciated Other Features	\$0	\$0		
Land Value (Market)	\$71,500	\$71,500		
Land Value Agriculture	\$0	\$0		
Just/Market Value	\$71,500	\$71,500		
Portability Adjustment	\$0	\$0		
Save Our Homes Adjustment/Maximum Portability	\$0	\$O		
Non-Hx 10% Cap (AMD 1)	\$0	\$0		
P&G Adjustment	\$0	\$0		
Assessed Value	\$71,500	\$71,500		

2024 Certified Tax Summary				
Tax Amount w/o Exemptions	\$944.44			
Tax Bill Amount	\$944.44			
Tax Savings with Exemptions	\$0.00			

Note: Does NOT INCLUDE Non Ad Valorem Assessments

|--|

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

16

Legal Description

SEC 20 TWP 21S RGE 31E BEG 270 FT W OF SE COR OF S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 RUN W 283.5 FT TO RD NELY ON RD 119 FT S 81 DEG 22 MIN E 228.91 FT S 70 FT TO BEG

Taxes						
Taxing Authority	Assessed	Exempt Amount	Taxable			
COUNTY GENERAL FUND	\$71,500	\$0	\$71,500			
Schools	\$71,500	\$0	\$71,500			
FIRE	\$71,500	\$0	\$71,500			
ROAD DISTRICT	\$71,500	\$0	\$71,500			
SJWM(Saint Johns Water Management)	\$71,500	\$0	\$71,500			

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2017	\$100	08860/0382	Improved	No
TRUSTEE DEED	2/1/2017	\$316,700	08860/0379	Improved	No
WARRANTY DEED	2/1/2001	\$100	04033/0463	Improved	No
QUIT CLAIM DEED	1/1/1977	\$100	01148/1371	Improved	No

Land			
Units	Rate	Assessed	Market
0.55 Acres	\$130,000/Acre	\$71,500	\$71,500

Thursday, March 20, 2025 2/4 **17**

Building Information		
#		
Use		
Year Built*		
Bed		
Bath		
Fixtures		
Base Area (ft²)		
Total Area (ft²)		
Constuction		
Replacement Cost		
Assessed		

* Year Built = Actual / Effective

Bui		

Permits				
Permit #	Description	Value	CO Date	Permit Date
11669	DEMO	\$5,000		8/25/2017

Extra Features				
Description	Year Built	Units	Cost	Assessed

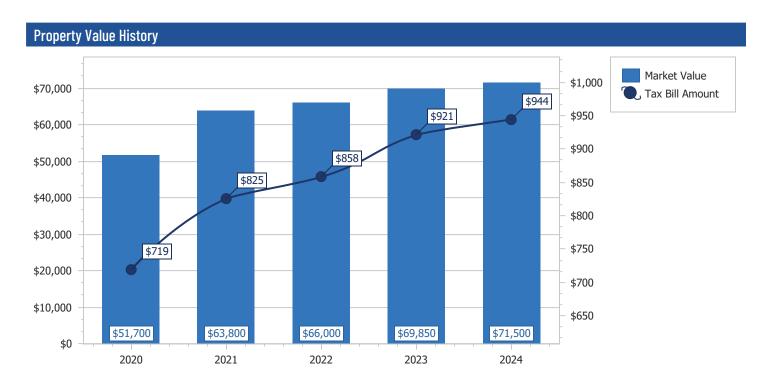
Zoning		
Zoning	A-1	
Description	Agricultural-1Ac	
Future Land Use	LDR	
Description	Low Density Residential	

School Districts		
Elementary	Evans	
Middle	Jackson Heights	
High	Oviedo	

Thursday, March 20, 2025 3/4 **18**

Political Representation		
Commissioner	District 1 - Bob Dallari	
US Congress	District 7 - Cory Mills	
State House	District 37 - Susan Plasencia	
State Senate	District 10 - Jason Brodeur	
Voting Precinct	Precinct 74	

Utilities		
Fire Station #	Station: 29 Zone: 292	
Power Company	DUKE	
Phone (Analog)	AT&T	
Water	Seminole County Utilities	
Sewage	Seminole County Utilities	
Garbage Pickup	MON/THU	
Recycle	THU	
Yard Waste	NO SERVICE	
Hauler #	Waste Pro	



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Thursday, March 20, 2025 4/4 **19**

Property Record CardA



Parcel: 20-21-31-300-0140-0000

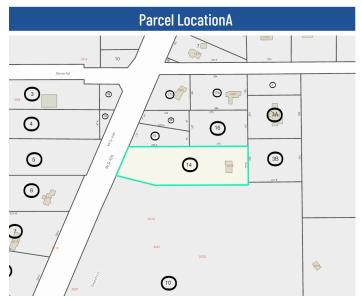
Property Address: 2005 W SR 426 OVIEDO, FL 32765

Owners: ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC

2025 Market Value \$292,796 Assessed Value \$292,796 Taxable Value \$292,796

2024 Tax Bill \$3,857.23

The 3 Bed/2 Bath Single Family property is 1,244 SF and a lot size of 2.30 Acres





Site ViewA

Parcel InformationA			
Parcel	20-21-31-300-0140-0000		
Property Address			
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8523		
Subdivision			
Tax District	01:County Tax District		
DOR Use Code			
Exemptions	None		
AG Classification			

Value SummaryA				
	2025 Working Values	2024 Certified Values		
Valuation Method	Cost/Market	Cost/Market		
Number of Buildings	1	1		
Depreciated Building Value	\$96,721	\$95,940		
Depreciated Other Features	\$21,000	\$21,000		
Land Value (Market)	\$175,075	\$175,075		
Land Value Agriculture	\$0	\$0		
Just/Market Value	\$292,796	\$292,015		
Portability Adjustment	\$0	\$0		
Save Our Homes Adjustment/Maximum Portability	\$0	\$O		
Non-Hx 10% Cap (AMD 1)	\$0	\$0		
P&G Adjustment	\$0	\$0		
Assessed Value	\$292,796	\$292,015		

2024 Certified Tax SummaryA		
Tax Amount w/o Exemptions	\$3,857.23	
Tax Bill Amount	\$3,857.23	
Tax Savings with Exemptions	\$0.00	

ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Thursday, March 20, 2025 1/4

Owner(s)A

Legal DescriptionA

SEC 20 TWP 21S RGE 31E N 177.6 FT OF S 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 E OF RY (LESS BEG INT ELY RY R/W & S LI OF N 509.6 FT OF SE 1/4 RUN NELY ON RY 50 FT SELY TO A PT 200 FT E OF BEG W 200 FT TO BEG)

TaxesA			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$292,796	\$0	\$292,796
Schools	\$292,796	\$0	\$292,796
FIRE	\$292,796	\$0	\$292,796
ROAD DISTRICT	\$292,796	\$0	\$292,796
SJWM(Saint Johns Water Management)	\$292,796	\$0	\$292,796

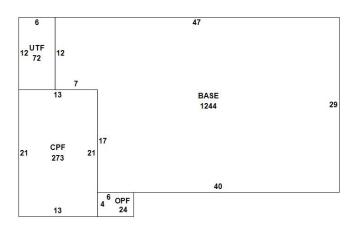
SalesA					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/31/2023	\$975,000	10383/1474	Improved	No
QUIT CLAIM DEED	7/28/2009	\$31,250	07232/1833	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1831	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1829	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1827	Improved	No
TRUSTEE DEED	7/28/2009	\$100	07232/1823	Improved	No
QUIT CLAIM DEED	8/1/2005	\$100	05895/0512	Improved	No
WARRANTY DEED	4/1/1982	\$5,000	01386/0813	Improved	No

LandA			
Units	Rate	Assessed	Market
2.35 Acres	\$74,500/Acre	\$175,075	\$175,075

Thursday, March 20, 2025 2/4

21

Building InformationA		
#		1
Use		SINGLE FAMILY
Year Built*		1966
Bed		3
Bath		2.0
Fixtures		6
Base Area (ft²)		1244
Total Area (ft²)		1613
Constuction		CONC BLOCK
Replacement Cost		\$161,202
Assessed		\$96,721



Building 1

AppendagesA	
Description	Area (ft²)
CARPORT FINISHED	273
OPEN PORCH FINISHED	24
UTILITY FINISHED	72

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
02305	MECHANICAL & CONDENSOR	\$4,100		3/26/2010
01954	REROOF	\$5,000		3/12/2009
03055	MISC PLUMBING	\$0		4/1/2000

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POOL 1	1985	1	\$35,000	\$21,000

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

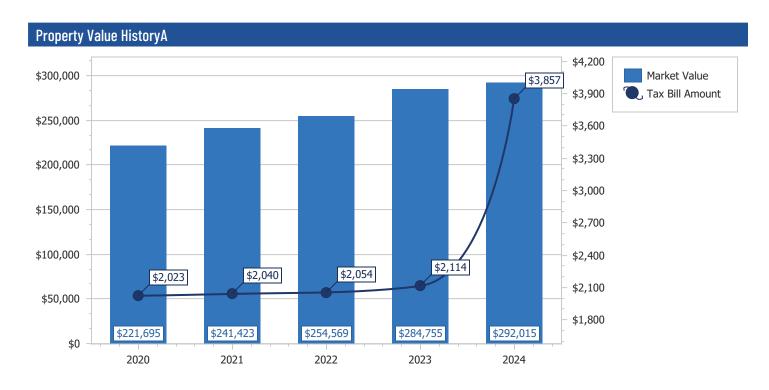
School DistrictsA		
Elementary	Evans	
Middle	Jackson Heights	
High	Oviedo	

22

Political RepresentationA		
Commissioner	District 1 - Bob Dallari	
US Congress	District 7 - Cory Mills	
State House	District 37 - Susan Plasencia	
State Senate	District 10 - Jason Brodeur	
Voting Precinct	Precinct 74	

UtilitiesA		
Fire Station #	Station: 29 Zone: 292	
Power Company	DUKE	
Phone (Analog)	AT&T	
Water	Seminole County Utilities	
Sewage	Seminole County Utilities	
Garbage Pickup	MON/THU	
Recycle	THU	
Yard Waste	NO SERVICE	
Hauler #	Waste Pro	

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Thursday, March 20, 2025 4/4

Property Record Card



Parcel: 20-21-31-300-0160-0000

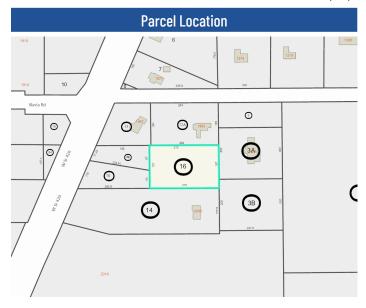
Property Address:

Owners: ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF

SLAVIA FL

2025 Market Value \$135,200 Assessed Value \$125,620 Taxable Value \$125,620 2024 Tax Bill \$1,619.33 Tax Savings with Non-Hx Cap \$166.53

Vacant Residential property has a lot size of 1.03 Acres



Site View

Parcel Information		
Parcel	20-21-31-300-0160-0000	
Property Address		
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524	
Subdivision		
Tax District	01:County Tax District	
DOR Use Code	00:Vacant Residential	
Exemptions	None	
AG Classification	No	

Value Summary			
	2025 Working Values	2024 Certified Values	
Valuation Method	Cost/Market	Cost/Market	
Number of Buildings	0	0	
Depreciated Building Value	\$0	\$0	
Depreciated Other Features	\$0	\$0	
Land Value (Market)	\$135,200	\$135,200	
Land Value Agriculture	\$0	\$0	
Just/Market Value	\$135,200	\$135,200	
Portability Adjustment	\$0	\$0	
Save Our Homes Adjustment/Maximum Portability	\$0	\$0	
Non-Hx 10% Cap (AMD 1)	\$9,580	\$21,000	
P&G Adjustment	\$0	\$0	
Assessed Value	\$125,620	\$114,200	

2024 Certified Tax Summary		
Tax Amount w/o Exemptions	\$1,785.86	
Tax Bill Amount	\$1,619.33	
Tax Savings with Exemptions	\$166.53	

Note: Does NOT INCLUDE Non Ad Valorem Assessments

U	W	n	е	r(S

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Legal Description

SEC 20 TWP 21S RGE 31E BEG SE COR OF S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 RUN W 270 FT N 167 FT E 270 FT S 167 FT TO BEG (1.04 AC)

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$125,620	\$0	\$125,620
Schools	\$135,200	\$0	\$135,200
FIRE	\$125,620	\$0	\$125,620
ROAD DISTRICT	\$125,620	\$0	\$125,620
SJWM(Saint Johns Water Management)	\$125,620	\$0	\$125,620

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2017	\$100	08860/0382	Vacant	No
TRUSTEE DEED	2/1/2017	\$158,400	08860/0377	Vacant	No
WARRANTY DEED	5/1/2011	\$100	07571/0870	Vacant	No
QUIT CLAIM DEED	6/1/2000	\$100	03889/1327	Vacant	No
PROBATE RECORDS	10/1/1999	\$100	03742/0231	Vacant	No
QUIT CLAIM DEED	12/1/1980	\$100	01315/1205	Vacant	No
QUIT CLAIM DEED	1/1/1974	\$100	01020/1143	Improved	No

1.04 Acres	\$130,000/Acre	\$135,200	\$135,200
Units	Rate	Assessed	Market
Land			

Thursday, March 20, 2025 2/4

25

Building Information		
#		
Use		
Year Built*		
Bed		
Bath		
Fixtures		
Base Area (ft²)		
Total Area (ft²)		
Constuction		
Replacement Cost		
Assessed		

* Year Built = Actual / Effective

-		
2111	lding	
Dui	ıuırı	

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

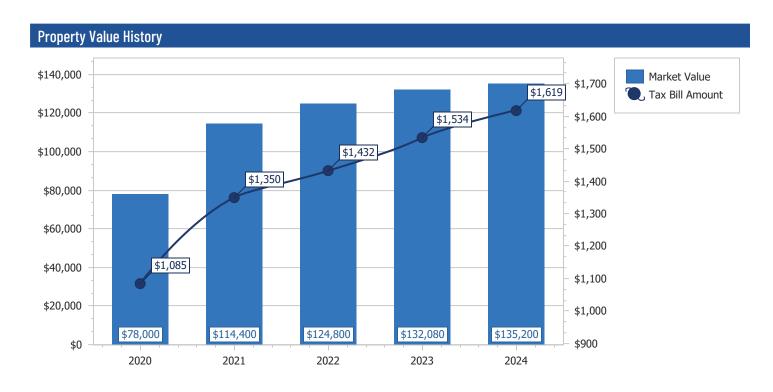
Zoning		
Zoning	A-1	
Description	Agricultural-1Ac	
Future Land Use	LDR	
Description	Low Density Residential	

School Districts		
Elementary	Evans	
Middle	Jackson Heights	
High	Oviedo	

Thursday, March 20, 2025 3/4 **26**

Political Representation		
Commissioner	District 1 - Bob Dallari	
US Congress	District 7 - Cory Mills	
State House	District 37 - Susan Plasencia	
State Senate	District 10 - Jason Brodeur	
Voting Precinct	Precinct 74	

Utilities		
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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Thursday, March 20, 2025 4/4 **27**



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: 3/20/2025 12:42:05 PM

Project: 25-80000032

Credit Card Number: 52*******0940

Authorization Number: 02007P

Transaction Number: 200325C1A-C61EA86D-59E9-4B3F-88CA-1A5A0FDFC3F5

Total Fees Paid: 52.50

Fees Paid

Description Amount

CC CONVENIENCE FEE -- PZ 2.50

PRE APPLICATION 50.00

Total Amount 52.50

Document date: 04/03/2025

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, 2ND FLOOR, WEST WING SANFORD, FLORIDA 32771

The DRC Agenda can be found **HERE**.

PROJECT NAME:	ST LUKES CHURCH AN DRIVEWAY - PRE-APPL		PROJ #: 25-80000032
APPLICATION FOR:	DR - PRE-APPLICATION	IDRC	
APPLICATION DATE:	3/20/25		
RELATED NAMES:	EP JOHN HERBERT		
PROJECT MANAGER:	TIFFANY OWENS (407)	665-7354	
PARCEL ID NO.:	20-21-31-300-0170-0000	+++	
PROJECT DESCRIPTION		FOR A DRIVEWAY ON 4 CATED ON THE EAST S	
NO OF ACRES	4.94		
BCC DISTRICT	1: DALLARI		
CURRENT ZONING	A-1		
LOCATION	ON THE EAST SIDE OF SR 426, SOUTH OF SLAVIA RD		
FUTURE LAND USE-	LDR		
APPLICANT:		CONSULTANT:	
STEVE LEHENBAUER		JOHN HERBERT	
ST LUKE'S CHURCH & SCHOOL		AMERICAN CIVIL ENGINEERING CO	
2021 SR 426		207 N MOSS RD STE 21	11
OVIEDO FL 32765		WINTER SPRINGS FL 3	2708
(321) 282-8012		(407) 765-9579	
SLEHENBAUER@SLLCS	.ORG	HERBERTENGINEER@	GMAIL.COM

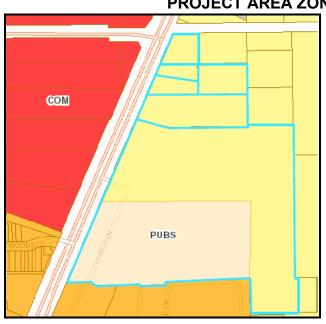
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found <u>HERE</u>.

PROJECT MANAGER COMMENTS

- The subject properties, to be added to the existing church/school, have a Low Density Residential (LDR) future land use and an A-1 (Agriculture) zoning designation.
- The existing church/school property has a split future land use of Low Density Residential (LDR) and Public/Quasi Public School (PUBS), and an A-1 (Agriculture) zoning designation.

PROJECT AREA ZONING AND AERIAL MAPS







AGENCY/DEPARTMENT COMMENTS

AGENO	Y/DEPARTMENT REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of	Info Only
		life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial	
		reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and	
		development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects.	
		CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The	
		comments provided below are intended to promote public safety on the property under review.	
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/l and_development_code?nodeld=SECOLADECO_CH30ZOR E_PT67LASCBU	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	Comprehensive Planning	The subject property is Low Density Residential (LDR), which allows up to four dwelling units per net buildable acre. Proposed project appears to be consistent.	Info Only
5.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
6.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
7.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
8.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
9.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
10.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the dripline area and shall not be placed closer than six feet from the	Info Only

		twink of any arish trace without prior approval from the	
		trunk of any such trees without prior approval from the	
11.	Natural Resources	Development Services Director, or designee. SCLDC 60.8(f) All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
12.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
13.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
14.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
15.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
16.	Planning and Development	The existing Church is a legal non-conforming use as it would be considered a Regional Civic Assembly Facility. The expansion of the church site with its current zoning, would increase the non-conformance.	Info Only
17.	Planning and Development	The submitted narrative indicates that the existing school has approximately eight hundred and fifteen (815) students, this is not in conformance with the approved Special Exception allowing for a maximum of six hundred and fifty (650) students.	Info Only
18.	Planning and Development	Staff recommends a small-scale future land use amendment from LDR and PUBS to Planned Development, and a rezone from A-1 to PD (Planned Development).	Info Only
19.	Planning and Development	Appropriate access to Lot 17A, a single-family residence addressed as 1983 W SR 426, will need to be provided.	Info Only
20.	Planning and	Appropriate access to Lot 14, a single-family residence,	Info Only

	Development	addressed as 2005 W SR 426, will need to be provided.	
21.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
22.	Planning and Development	A Small-Scale Future Land Use Amendment & Rezone may take between 5 -6 months and involves a public hearing with the Planning & Zoning Commission Board and two public hearings with the Board of County Commissioners.	Info Only
23.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
24.	Planning and Development	Approval for a planned development is obtained through a two-step process. • 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. • 2nd step is approval of the Final Development Plan (FDP) as an Engineered Site plan, which is approved on a staff level. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-application.stml	Info Only
25.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt /Community-Meeting-Procedure.pdf	Info Only
26.	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
27.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Before scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the	Info Only

-			
		requirements of SCLDC Sec. 30.3.5.3 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	
28.	Planning and Development	The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations. Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transitoriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.	Info Only
		Per SCLDC Sec. 30.8.5.3 Review Criteria -	
		 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: Natural resource preservation. Crime Prevention (CPTED). Neighborhood/community amenities. Provision of affordable or workforce housing. Reduction in vehicle miles traveled per household. Transit-oriented development. Provision of new multimodal connectivity. Innovation in water or energy conservation. Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. In Addition, Per SCLDC Sec. 30.8.5.3(c): Any proposed 	
		development under the PD ordinance must address the following goals:	
		(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.(2) Minimize transportation impacts through design elements,	

	T		
20	Dublic Sefety	which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	Info Only
29.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
30.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
31.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
32.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has somewhat well drained soils.	Info Only
33.	Public Works - Engineering	Based on a preliminary review, the site does not have a viable discharge (piped system, canal or connected waterbody) and known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless a viable outfall is determined. Additional volume will be required to be held even with viable outfall due to the known issues.	Info Only
34.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
35.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to eventually to the Lightwood Knox canal system after going across multiple private properties.	Info Only
36.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. All new impervious will have to be addressed for this connection.	Info Only
37.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com.	Info Only
38.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
39.	Public Works - Engineering	Please note that there is or was a potential roadway project at this intersection. Co-ordination with Public Works would have to be done for this connection. Additional easements or ROW may be required to do this connection to Slavia Road.	Info Only
40.	Public Works - Engineering	A left turn lane may be required to be extended. A right turn lane may be required. Please co-ordinate with Public Works Arturo Perez (407-665-5716) for details and methodology.	Info Only

41.	Public Works - Engineering	Traffic signal modifications are required.	Info Only
42.	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. Alignment to the signal will be required. Please note that there is or was a potential roadway project at this intersection. Co-ordination with Public Works would have to be done for the proposed connection. Additional easements or ROW may be required to do this connection to Slavia Road.	Info Only
43.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
44.	Public Works - Impact Analysis	While the proposed driveway appears to be a good solution to help traffic circulation the applicant will need to work with the County on the design to incorporate any possible extension of Slavia Road along the existing right-of-way.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407)665-5730 wwharton@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/

Seminole County Comprehensive Plan:

http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml

Development Services:

http://www.seminolecountyfl.gov/departments-services/development-services/

Wekiva Consistency form:

http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

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

Other Resources:

Flood Prone Areas <u>www.seminolecountyfl.gov/gm/building/flood/index.aspx</u>

Watershed Atlas www.seminole.wateratlas.usf.edu

Seminole Co. Property Appraiser <u>www.scpafl.org</u>



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-303

Title:

9:20AM (IN PERSON) MULTI-USE SPORTS COMPLEX - PRE-APPLICATION

Project Number: 25-80000035

Project Description: Proposed Future Land Use Amendment, Rezone and Special Exception for a multi-use sports complex in the A-5 Zoning District on 4.91 acres on the east side of Van Arsdale St, north of N CR 426

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 25-20-31-5BA-0000-4370

BCC District: 2-Zembower

Applicant: Lucas Gregerson (773) 558-6058

Consultant: N/A



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION

1101 EAST FIRST STREET, ROOM 2028 SANFORD, FLORIDA 32771 TELEPHONE: (407) 665-7371 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #:	25-80000035
PM:	Hilary
REC'D: _	3/21/25

PRE-APPLICATION

INCOMPLE	和中国的国际,中国的国际的国际的国际,	AULI NOT DE ACCEPTED
APPLICATION FEE	TIE APPLICATIONS (WILL NOT BE ACCEPTED
PRE-APPLICATION (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LA	\$50.00* AND USE AMENDMENT, SUBDIVISION	ON, SITE PLAN, OR SPECIAL EXCEPTION)
PROJECT		
PROJECT NAME: MULTI-USE SPE	ORTS COMPLEX	PRE-APP
PARCEL ID #(S): 25 - 20 - 31 - 5	5BA - 0000 - 43	370
TOTAL ACREAGE: 4.91		TRICT: 2 - JAY ZEMBOWER
ZONING: A - S		LAND USE: R-5
APPLICANT		
NAME: LUCAS GREGERSON	COMPAI	NY: N/A
ADDRESS: 2680 TUSKAWILLI	A Pel	
CITY: OVIEDO		FL ZIP: 32765
PHONE: (773) 558 - 6058		Lason 57@ /AHOO. COM
CONSULTANT		
NAME: NONE	COMPA	NY:
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	
PROPOSED DEVELOPMENT		
Brief description of proposed developm	ent: ATTATCHE	7
SUBDIVISION 🔀 LAND USE AM	ENDMENT 🔀 REZON	NE SITE PLAN SPECIAL EXCEPTION
STAFF USE ONLY		
COMMENTS DUE: 3/28	COM DOC DUE: 4/3	DRC MEETING: 4/9
☐ PROPERTY APPRAISER SHEET ☐ PRIOR F	REVIEWS:	
ZONING: A-5	FLU: R5	LOCATION: on the east side of Van Arsdale St,
W/s: Seminole County	BCC: 2: Zembower	north of N CR 426

Revised Oct 2020 Agenda: 4/4

My name is Luke Gregerson. I played Major League Baseball for 11 years with 4 different teams. Winning a Gold Medal with Team USA in the spring of 2017 as well as a World Series in the fall of 2017. I married a beautiful Florida girl from Casselberry (Lindsey) in 2013 and had three amazing children (Logan, Liv, and Duke). Oviedo is where we call home. My partner in this venture is Zach Eflin. Zach grew up and still lives in Chuluota with his wife (Lauren) and 4 children (Ashton, Hallie, Austen, Hayden). Zach was a first-round draft pick out of Haggerty Highschool in 2012 and is currently entering his 9th year in the MLB with his third team.

Zach and I felt a calling to bring an experience unlike any other to Oviedo. A faith-based multi-sport training facility that truly gives back to the community we call home. One that offers a unique combination of amenities including: batting cages, pitching mound, indoor/outdoor turf, fully equipped gym, saunas/cold plunges, and personal training options. With the hope of having healthy nutritional options as well: smoothies, protein, juices, healthy snacks, and coffee.

The property at 1051 Van Arsdale presents a unique opportunity to bring something to Oviedo that could help transform youth and youth sports in our community. The current layout would allow us to address the need for a one stop shop for sports training for the amateur and professional players, recreational players, as well as fitness enthusiasts alike. Currently there is ample parking space available with plans for slightly expanding to accommodate more vehicles as well as allowing for emergency vehicles to easily enter and exit the property. The first building, estimated to be around 4500 sq/ft is where we would like the strength training to begin. Equipped with a full gym, yoga, bathrooms and showers, recovery room with saunas and cold plunges, and our healthy snack/juice bar. The larger building estimated around 8500 sq/ft would be all indoor turf and netting to allow training to continue when the Florida weather does not cooperate. Also plans to expand the bathroom to accommodate for the growing number of patrons. Attached to the rear of the large building is a long outdoor roof structure that would allow for more covered training. The plan is to turf the majority and add retractable batting cages to allow for a multi-use training space while staying out of direct weather elements. Also adding 4-6 pitching mounds where Zach and my specialty comes into play! With the remaining exterior space, we would like to add about 20,000 sq/ft of outdoor turf to create the ultimate training experience without restrictions of walls or ceilings. On top of that, adding an enclosed playground for children who would rather have a little fun than watch their siblings' field, hit, catch, or run routes.

The market for such facilities is expanding with over 232 million Americans participating in sports and fitness activities in 2021, as well as youth sports seeing 60

million registered participants. The global sports training market is valued at \$27.8 billion in 2023 and projected to reach \$50.7 billion by 2035. The sports facility market is expected to exceed \$991.7 billion by 2034. As evidence by Allied Market Research

We are aware of the current and future zoning of this rural area property at A-5, R-5. And we are also aware this comes with certain restrictions. It is no secret that Oviedo is expanding exponentially, and protections need to be put in place to secure the beauty, serenity, and overall natural appeal of the surrounding areas. Zach and I are hoping that with our limited impact on the current footprint and state of this property we could urge the county to allow for a re-zone, amendment, or special exception to allow us to improve and uplift our community. Other than minor expansion to the current parking, playground, and outdoor turf, we plan to only improve while still maintaining the integrity of the Rural Boundary Zone.

It is not enough for us to just meet the demand of the ever-growing sport and fitness community. We must rise up and transcend to create an experience like no other in central Florida. The youth of our community depend on us to uplift them in faith as well as physically, so they can reach their full potential in their mind, body, and soul. What can we offer? Roughly 30,000 sq/ft of outdoor training space, 8,000 sq/ft of indoor training space, as well as 4500 sq/ft of strength/speed/agility training. With space for up to 12 batting cages and 6 pitching mounds. While our backgrounds are in baseball, our experiences in sport fitness and training open the property to essentially every sport. With our current experiences, we believe we have the right tools and the right people to make this a successful business model. With the help of people like Joe Thatcher- an 8-year MLB pitcher and current owner of the ever-growing ProX sports facility in Indianapolis, and Jered Goodwin- VP of Scouting Operations at Perfect Game USA and a member of Seminole County Hall of Fame. Together we believe we have what it takes to take Oviedo to the next level.



FACILITY OVERVIEW

A multi-sport training facility that offers a unique combination of amenities including:

- Batting Cages
- Pitching Mounds
- Indoor/outdoor turf
- Fully equipped gym
- Saunas and Cold Plunges
- Personal Training Options

This comprehensive approach addresses the need for a one stop shop for sport training, fitness, recreational players, and fitness enthusiasts. All while staying focused on faith and community.



COMMUNITY

Luke & Zach felt a calling to bring an experience unlike any other to Oviedo. One that truly gives back to the community we call home. We believe we have found a property that encompasses these needs.



MARKET

The market for such facilities is expanding with over 232 million Americans participating in sports and fitness activities in 2021, as well as youth sports seeing 60 million registered participants. The global sports training market is valued at \$27.8 billion in 2023 and projected to reach \$50.7 billion by 2035. The sports facility market is expected to exceed \$991.7 billion by 2034. As evidence by Allied Market Research.

OBSTACLE

The need for training and practice space is very limited in Oviedo given the growing number of participants. There are a number of small facilities popping up all over with batting cages, pitching mounds, some work out space, and some training space. However, its not enough to meet the demand. Especially given Florida's ever changing weather patterns.

OPPORTUNITY

Roughly 30,000 sq/ft of outdoor training space, 8,000 sq/ft of indoor training space, as well as 4500 sq/ft of strength/speed/agility training. With space for up to 12 batting cages and 4 pitching mounds. With our current experiences, we believe we have the right tools and the right people to make this a successful business model. With the help of people like Joe Thatcher- an 8 year MLB pitcher and current owner of the ever growing ProX sports facility in Indianapolis, and Jered Goodwin- VP of Scouting Operations at Perfect Game USA and a member of Seminole County Hall of Fame. Together we believe we have what it takes to take Oviedo to the next level.





"Dreams are free, but goals have a cost. Which are time, effort, sacrifice, and sweat." — ISAIN BOLT—









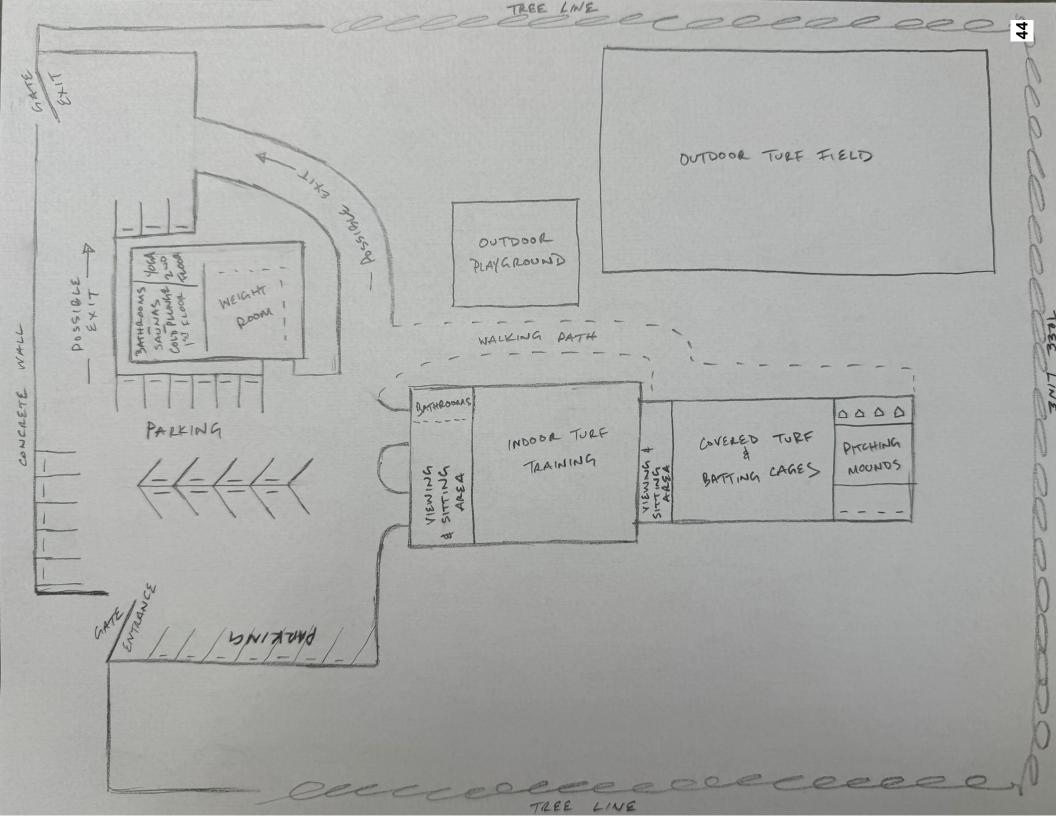
LUKE GREGERSON

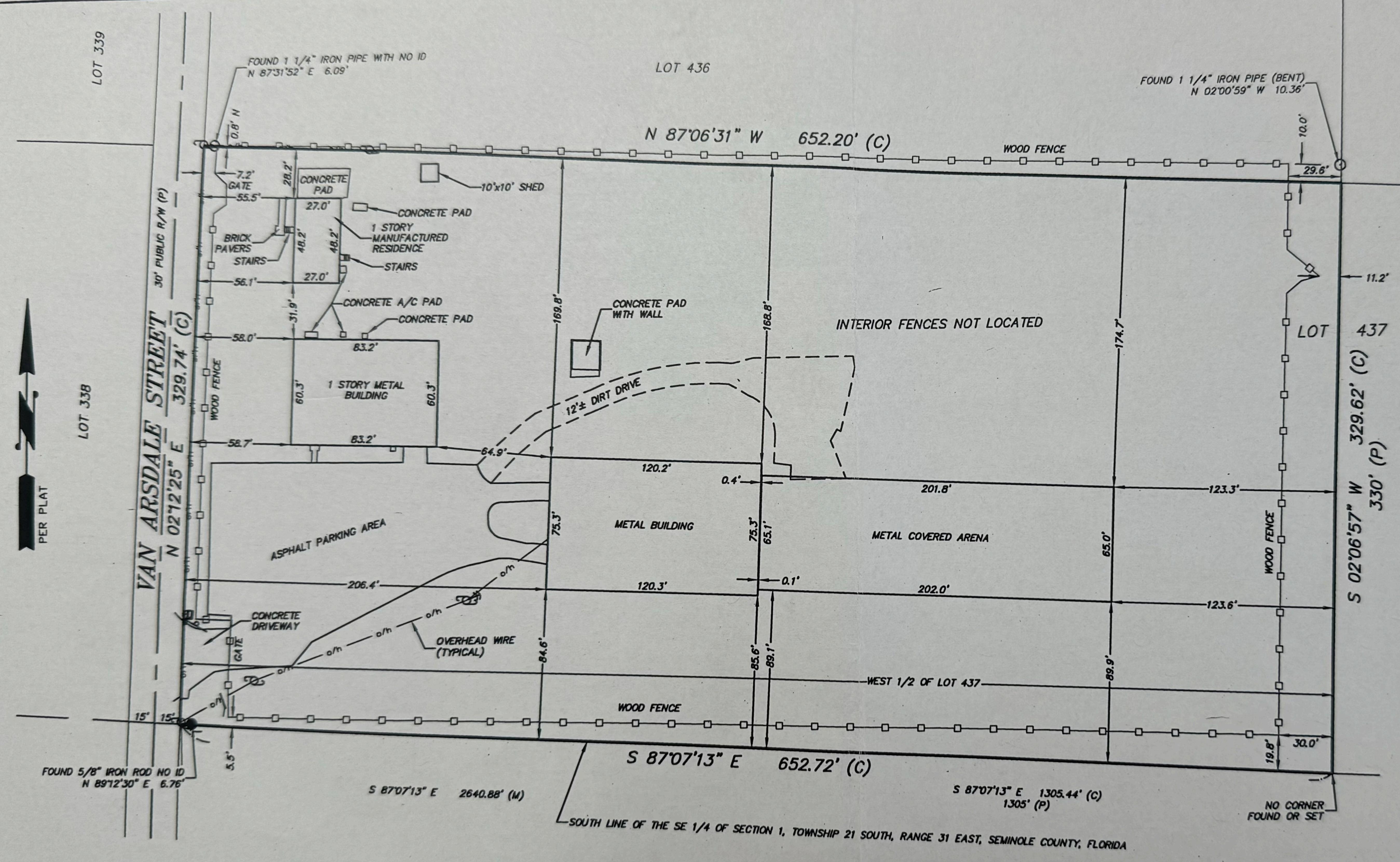
- Pitched 11 years in the MLB
- San Diego Padres, Oakland A's, Houston Astros, St. Louis Cardinals
- 2017 Team USA Gold Medal
- 2017 World Series Champs-Astros
- Graduated St. Xavier University in 2006 with a major in Criminal Justice and a minor in Business Mgmt
- Married (Lindsey) with three children (Logan, Liv, Duke)



ZACH EFLIN

- 2012 First Round Draft Pick out of Hagerty High School
- Current 8 year MLB Pitcher
- Philadelphia Phillies, Tampa Bay Rays, Baltimore Orioles
- 2023 6th place Cy Young Award Finalist
- Married (Lauren) with four children (Ashton, Hallie, Austen, Hayden)





LEGEND:

CCR = CERTIFIED CORNER RECORD

R/W = RIGHT OF WAY

LB = LICENSED BUSINESS

(M) = FIELD MEASURED

(C) = CALCULATED/PRORATED BASED ON FIELD MEASUREMENTS

(P) = PER PLAT

-- = SIGN

TO = WOOD UTILITY POLE

UNLESS NOTED OTHERWISE

->) = GUY ANCHOR

D = MITERED END SECTION

SURVEYOR'S REPORT:

- 1) Based on the National Flood Insurance Program "FIRM" Map Community Panel Number 120289 0185 F Dated September 28, 2007 the above described Property is located in Zone "X". Areas determined to be outside the 0.2% annual chance floodplain.
- 2) Bearings are based on: The South Line of the Southeast 1/4 of Section 1, Township 21 South, Ronge 31 East, as being S 87°07'13" E, assumed.
- Vertical Datum is based on: N/A
- The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
- 5) No underground installations, foundation footings, or improvements have been located except as noted.
- There may be additional restrictions that are not recorded on this survey that may or may not be found in the public records of this county. There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
- 3) This Survey was prepared for the Entities named hereon and is "nontransferable". 9) Improvements within their specific easements have not been located as a part of this survey.
- 10) The boundary lines depicted hereon are based on a previous Sectional Break Down prepared by this firm, under project number 98178, circa 1995.

LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 437, MAP OF THE VAN ARSDALE OSBORNE BROKERAGE CO'S ADD. TO BLACK HAMMOCK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 31, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BOUNDARY SURVEY

Certified to:

Date of Field Survey	Revised	Drawn by
12-23-15	NA	Field by
Job No. 95178-437.1	1" = 60'	Checked by

CERTIFICATION:

I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA IN accordance with CH.5J-17, Florida Administrative Code.

> mon P.R.Ottcki Burns Professional Surveyor & Mapper

Florida Registration No. 4702 "Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper"



SURVEYING & MAPPING CORP. 350 S. Central Ave., Ovledo, Fl. 32765 P.D. Box 621892, Ovledo, Fl. 32762 Voice (407) 365-1036 Fax (407) 365-1838 Licensed Business No. 5777

Property Record Card



Parcel: 25-20-31-5BA-0000-4370

Property Address: 1051 VAN ARSDALE ST OVIEDO, FL 32765

Owners: RDC LAND HOLDINGS LLC

2025 Market Value \$1,209,024 Assessed Value \$711,642 Taxable Value \$711,642

2024 Tax Bill \$10,926.42 Tax Savings with Non-Hx Cap \$3,576.52

Miscellaneous Residential property w/1st Building size of 8,322 SF and a lot size of 4.91 Acres





Parcel Information		
Parcel	25-20-31-5BA-0000-4370	
Property Address	1051 VAN ARSDALE ST OVIEDO, FL 32765	
Mailing Address	PO BOX 622131 OVIEDO, FL 32762-2131	
Subdivision	BLACK HAMMOCK	
Tax District	01:County Tax District	
DOR Use Code	07:Miscellaneous Residential	
Exemptions	None	
AG Classification	No	

Value S	Summary	
	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$895,254	\$809,702
Depreciated Other Features	\$67,770	\$52,097
Land Value (Market)	\$246,000	\$236,160
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,209,024	\$1,097,959
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$497,382	\$451,012
P&G Adjustment	\$0	\$0
Assessed Value	\$711,642	\$646,947

2024 Certified Tax	Summary
Tax Amount w/o Exemptions	\$14,502.94
Tax Bill Amount	\$10,926.42
Tax Savings with Exemptions	\$3,576.52

RDC LAND HOLDINGS LLC

Owner(s)

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Friday, March 21, 2025 1/5

Legal Description

W 1/2 OF LOT 437 BLACK HAMMOCK PB 1 PG 31

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$711,642	\$0	\$711,642
Schools	\$1,209,024	\$0	\$1,209,024
FIRE	\$711,642	\$0	\$711,642
ROAD DISTRICT	\$711,642	\$0	\$711,642
SJWM(Saint Johns Water Management)	\$711,642	\$0	\$711,642

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2012	\$525,000	07829/0789	Improved	Yes
WARRANTY DEED	8/1/1993	\$85,000	02638/0201	Improved	Yes
WARRANTY DEED	1/1/1985	\$38,000	01605/1515	Vacant	No
WARRANTY DEED	1/1/1973	\$15,000	00967/0307	Vacant	Yes

Land			
Units	Rate	Assessed	Market
4.92 Acres	\$50,000/Acre	\$246,000	\$246,000

	Building Information		
#	3		
Use	MOBILE HOME		
Year Built*	2000		
Bed	3		IIA SE 1296 af
Bath	2.0		
Fixtures	6		48
Base Area (ft²)	1296		
Total Area (ft²)	1296		
Constuction	SIDING GRADE 3		
Replacement Cost	\$108,372	Shenish by Agen Sherish	
Assessed	\$82,363		Building

^{*} Year Built = Actual / Effective

Friday, March 21, 2025 2/5

Building Information		
#	1	
Use	STEEL/PRE ENGINEERED.	
Year Built*	1991	
Bed		
Bath		
Fixtures	0	
Base Area (ft²)	8322	
Total Area (ft²)		
Constuction	METAL PREFINISHED	
Replacement Cost	\$937,663	
Assessed	\$506,338	

^{*} Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
CARPORT FINISHED	11780

Building Information	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	1996
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4800
Total Area (ft²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$486,592
Assessed	\$306,553

^{*} Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
CANOPY	208
CANOPY	208

Friday, March 21, 2025 3/5

Permits				
Permit #	Description	Value	CO Date	Permit Date
04644	REROOF	\$5,000		4/23/2019
00618	ACCESS CONTROL GATE	\$5,000		1/18/2017
03183	REPLACEMENT OF EXISTING M/H 10 YRS.	\$2,100		4/1/2001
09347	MECHANICAL & CONDENSOR; PAD PER PERMIT 1053 VAN ARSDALE ST	\$2,300		10/12/2000
10150	DEMO STEEL BARN STRUCTURE	\$7,000		12/1/1998
01385	BLACK HAMMOCK SLIDE GATE 24X4	\$3,360		3/1/1996
00426	ENTERTAINMENT SPECIALTIES INC	\$249		1/1/1996
06777	DEMO OLD GREEN HOUSE	\$0		10/1/1995
06676	STORAGE BUILDING	\$193,700		10/1/1995
11053	HORSE STABLE COC 4/24/94	\$127,296		12/1/1993

Extra Features				
Description	Year Built	Units	Cost	Assessed
BLOCK WALL - SF	2018	4275	\$59,294	\$50,400
IRON GATE - Lin Ft	2018	396	\$11,421	\$9,708
WOOD DECK	2000	252	\$1,739	\$696
WALL DECORATIVE - SF	2020	108	\$3,261	\$2,935
BRICK WALKWAY	2020	490	\$4,479	\$4,031

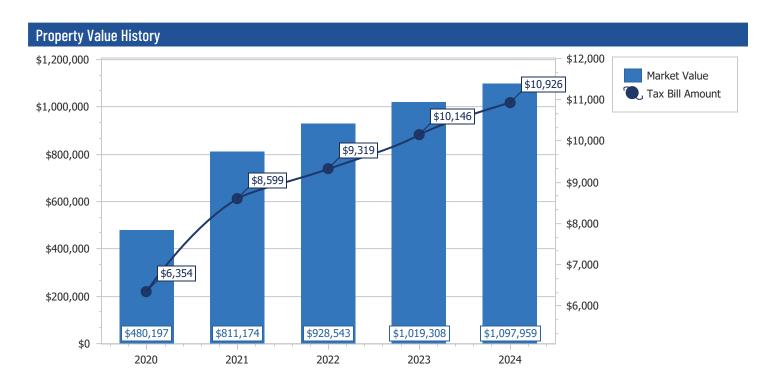
Zoning		
Zoning	A-5	
Description	Rural-5Ac	
Future Land Use	R5	
Description	Rural-5	

School Districts		
Elementary	Lawton	
Middle	Jackson Heights	
High	Oviedo	

Friday, March 21, 2025 4/5 49

Political Representation		
Commissioner	District 2 - Jay Zembower	
US Congress	District 7 - Cory Mills	
State House	District 37 - Susan Plasencia	
State Senate	District 10 - Jason Brodeur	
Voting Precinct	Precinct 71	

Utilities		
Fire Station #	Station: 44 Zone: 443	
Power Company	FPL	
Phone (Analog)	AT&T	
Water	Seminole County Utilities	
Sewage		
Garbage Pickup	TUE/FRI	
Recycle	FRI	
Yard Waste	NO SERVICE	
Hauler #	Waste Pro	



Copyright 2025 © Seminole County Property Appraiser

Friday, March 21, 2025 5/5 **50**



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: 3/21/2025 12:54:32 PM

Project: 25-80000035

Credit Card Number: 37******4009

Authorization Number: 275336

Transaction Number: 210325C1D-114DB1D1-0882-4067-96A4-7462EC511CA4

Total Fees Paid: 52.50

Fees Paid

Description Amount

CC CONVENIENCE FEE -- PZ 2.50

PRE APPLICATION 50.00

Total Amount 52.50

Document date: 4/3/25

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, 2ND FLOOR, WEST WING SANFORD, FLORIDA 32771

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, April 4, 2025, in order to place you on the Wednesday, April 9, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

The DRC Agenda can be found HERE.

PROJECT NAME:	MULTI-USE SPORTS COMPLEX - PRE- APPLICATION	PROJ #: 25-80000035
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/21/25	
RELATED NAMES:	EP LUCAS GREGERSON	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	25-20-31-5BA-0000-4370	
PROJECT DESCRIPTION	PROPOSED FUTURE LAND USE AMENDMENT, REEXCEPTION FOR A MULTI-USE SPORTS COMPLEX DISTRICT ON 4.91 ACRES	
NO OF ACRES	4.91	
BCC DISTRICT	2 - ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	EAST SIDE OF VAN ARSDALE ST, NORTH OF N CR	2 426
FUTURE LAND USE	R5	
APPLICANT:	CONSULTANT:	
LUCAS GREGERSON	N/A	
2680 TUSKAWILLA RD		
OVIEDO FL 32765		
(773) 558-6058		
LGSON57@YAHOO.COM		

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found <u>HERE</u>.

PROJECT MANAGER COMMENTS

- The subject property has a Rural-5 (R5) Future Land Use and A-5 zoning district.
- The proposed uses of indoor recreation and intensive outdoor recreation are not permitted uses in the current Zoning District designation and Future Land Use.
- This property is located within the East Rural Boundary as described in the Seminole County Home Rule Charter Section 5.2. A Future Land Use Amendment and Rezone to a more intensive use is not in compliance with the Seminole County Comprehensive Plan and would not be supported by Staff.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	A full buffer review will be done at time of site plan review.
4	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
5	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
6	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. All facilities need to meet ADA requirements and have accessible route to each element of the property.
7	Comprehensive Planning	The subject property is R-5, which allows one dwelling units per 5 net buildable acres.

8	Comprehensive Planning	Subject property is within the East Rural boundary. Overall character of the proposed project is not consistent with R-5 Future Land Use Designation or the rural boundary. Staff would not recommend a modification to the Future Land Use designation.			
9	Environmental - Impact Analysis	Existing Water customer. Additional Water Capacity may need to be purchased to meet new demands for this change of use.			
10	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 6" PVC potable water main running along the west side of Van Arsdale Street.			
11	Environmental Services	This development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on development limitations, septic system sizing, standards, and any other questions/concerns that you may have.			
12	Environmental Services	This development is located outside of the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.			
13	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.			
14	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2			
15	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.			
16	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)			

17	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
18	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)
19	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
20	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
21	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
22	Planning and Development	The proposed uses of indoor recreation and intensive outdoor recreation are not permitted in the current Zoning District designation, nor is the use a special exception or limited use. There is no process for approval of these uses available in accordance with the Land Development Code.
23	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml
24	Planning and Development	The subject property is located in the East Rural Area (FLU Objective 11 and Element Exhibit-28)
25	Planning and Development	This property is located within the East Rural Boundary. Removal of property from the Rural Boundary requires a Text Amendment to the Comprehensive Plan. Amending the Rural Boundary requires a supermajority vote of approval from the Board of County Commissioners. The Rezone and Future Land Use Amendment/Rural Boundary Amendment would go through staff review but would ultimately be decided upon by the Board of County Commissioners. Staff would not support any amendment to the Rural Boundary unless it met the Comprehensive Plan criteria and all code requirements. Staff would not support this request given the information we currently have from the pre-application based on the Land Development Code and Comprehensive Plan criteria.

26	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.		
27	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.		
28	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1		
29	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2."		
30	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.		
31	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Malabar Fine Sands soils.		
32	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.		
33	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope from the center of the parcel out.		
34	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to nearby drainage ditches.		
35	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.		

36	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com.	
37	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	
38	Public Works - Engineering	It does not appear that there is an existing functioning drainage system onsite Based on change of use, a retention pond will be required to handle quality a quantity of water.	
39	Public Works - Engineering	The south most driveway will be to be re-done with a new concrete apron and new pipes, to accommodate the traffic level. The north driveway will need to be taken out and the ditch restored.	
40	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	REVIEWER	
Comprehensive Planning	David German dgerman@seminolecountyfl.gov	
Public Works - Engineering	Jennifer Goff jgoff@seminolecountyfl.gov	
Environmental Services	James Van Alstine <u>ivanalstine@seminolecountyfl.gov</u>	
Buffers and CPTED	Hilary Padin hpadin@seminolecountyfl.gov	
Public Works - Impact Analysis	William Wharton <u>wwharton@seminolecountyfl.gov</u>	
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov	
Public Safety - Fire Marshal	Matthew Maywald <u>mmaywald@seminolecountyfl.gov</u>	
Planning and Development	Hilary Padin hpadin@seminolecountyfl.gov	
Natural Resources	Sarah Harttung <u>sharttung@seminolecountyfl.gov</u>	
Building Division	Jay Hamm <u>ihamm@seminolecountyfl.gov</u>	

RESOURCE INFORMATION

Seminole County Land Development Code:

http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/

Seminole County Comprehensive Plan:

http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml

Development Services:

http://www.seminolecountyfl.gov/departments-services/development-services/

Wekiva Consistency form:

http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas <u>www.seminolecountyfl.gov/gm/building/flood/index.aspx</u>

Watershed Atlas <u>www.seminole.wateratlas.usf.edu</u>

Seminole Co. Property Appraiser <u>www.scpafl.org</u>



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-302

Title:

ORANGEWOOD CHRISTIAN SCHOOL - PRE-APPLICATION

Project Number: 25-80000034

Project Description: Proposed Special Exception for a basketball court at an existing private school on 5 acres in the R-1AA Zoning District located on the west side of Trinity Woods Ln, north of Oranole Rd

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 23-21-29-300-010A-0000

BCC District: 3-Constantine

Applicant: Travis Pendleton (321) 439-3570 **Consultant:** Danielle Pendleton (407) 578-2918

PM: Hilary 25-80000034



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

PROJ. #: 24-0001

Received: 3/19/25

Paid: 3/20/25

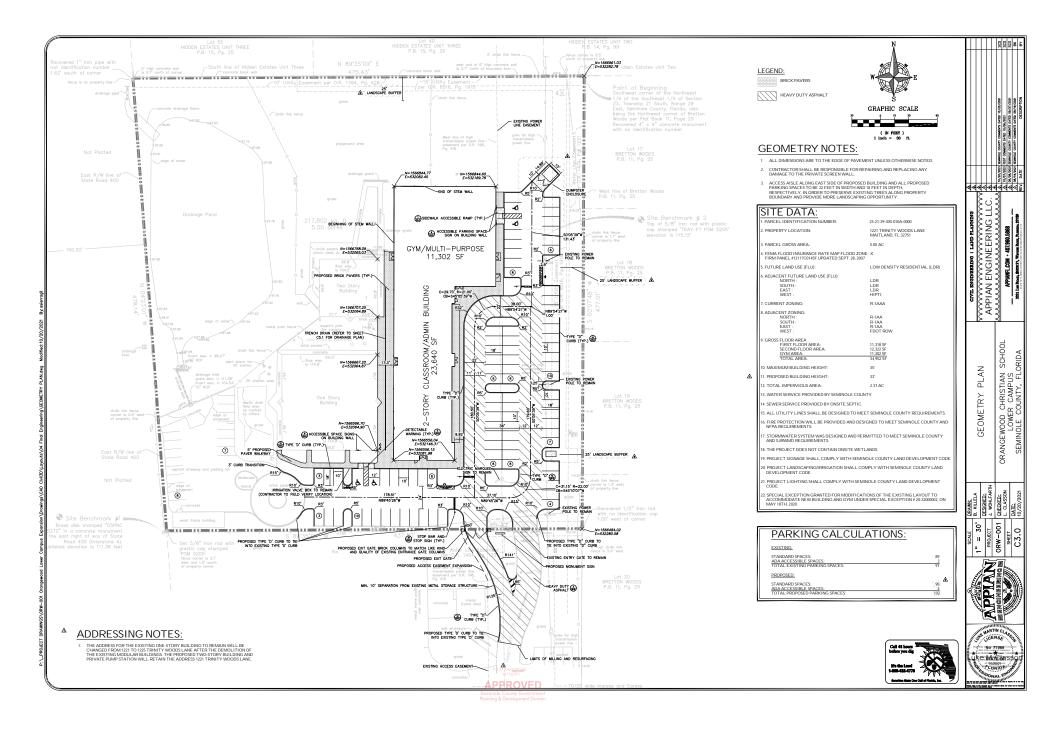
PRE-APPLICATION

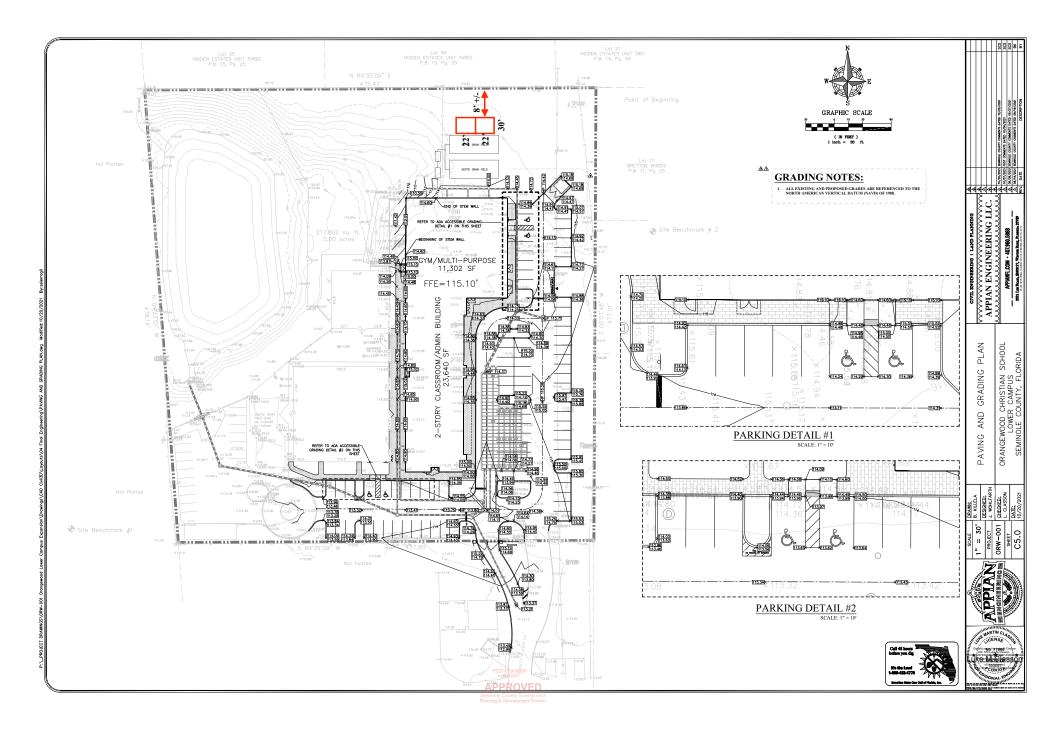
INCOMPLETE APPLICATIONS WILL <u>NOT</u> BE ACCEPTED APPLICATION FEE					
PRE-APPLICATION \$50.00					
PROJECT	en kondungspreigen von er eigen Kongenerak Kasaman in de				
PROJECT NAME: Orangewood	Christian S	Chao I			
PARCEL ID #(S): 23-21-29-3	00 - 010 A - 000	20			
TOTAL ACREAGE: 5.00	BCC DIS				
ZONING: R-IAA	FUTURE	LAND USE: NA LDR			
APPLICANT					
NAME: Travis pendleton	COMPA	NY: Stagedoor11			
ADDRESS: 3050 Dee St		. •			
CITY: APOPKA FI	STATE:	Fl ZIP: 32703			
PHONE: 321-439-3570	EMAIL:	Travis@stagedoortwo.Com			
CONSULTANT					
NAME: Danielle pendleto	COMPAI	W: Stagedoor11			
ADDRESS: 3050 Dee St	Apopica FI	J			
city: Apopka	STATE:	Fl ZIP: 32703			
PHONE: 407-578-2918	EMAIL:	Danielle Ostagedoortwo. com			
PROPOSED DEVELOPMENT (CHECK	e de la composition de la companyación de la composition de la composition de la composition de la composition				
SUBDIVISION LAND USE A	MENDMENT RE	ZONE SITE PLAN SPECIAL EXCEPTION			
Description of proposed development:	We will be	installing to Slabs of			
Concrete to Create	Concrete to Create a Basketball Court in the playground Area.				
STAFF USE ONLY					
COMMENTS DUE: 3/28	COM DOC DUE: 4/3	DRC MEETING: 4/9			
PROPERTY APPRAISER SHEET PRIOR REVIEWS:					
ZONING: R-1AA	FLU: LDR	LOCATION:			
W/S: Seminole County	BCC: 3: Constantine	on the east side of Trinity Woods Ln, north of Oranole Rd			

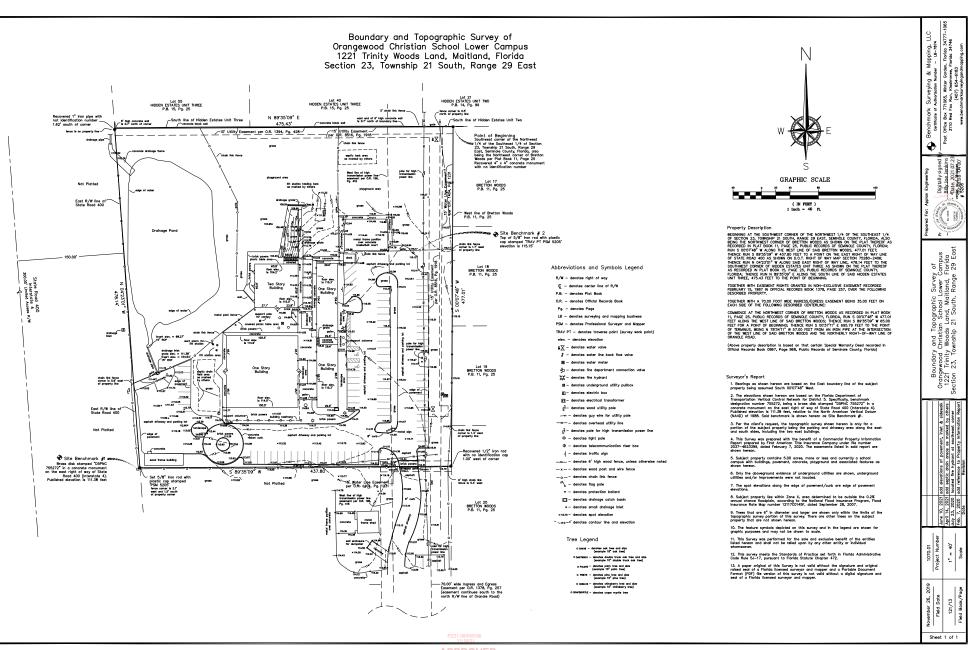
Agenda: 4/4

Detailed Narrative

We are planning the installation of two concrete slabs in the playground area to create a basketball court. Each slab will be 6 inches deep, 22 feet long, and 30 feet wide. The slabs will serve as the playing surface and foundation for the court, ensuring a durable, level, and weather-resistant area suitable for long-term use.







Property Record CardA



Parcel: 23-21-29-300-010A-0000

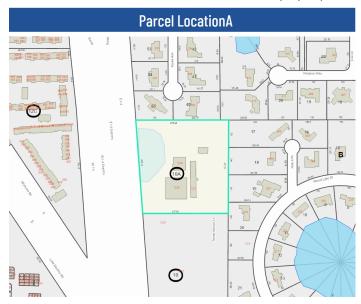
Property Address: 1221 TRINITY WOODS LN MAITLAND, FL 32751

Owners: ORANGEWOOD CHRISTIAN SCHOOL INC

2025 Market Value \$2,204,818 Assessed Value \$2,204,818 Taxable Value \$0

2024 Tax Bill \$0.00 Tax Savings with Exemptions \$28,692.01

Churches property w/1st Building size of 10,241 SF and a lot size of 5.00 Acres





Site ViewA

Parcel InformationA		
Parcel	23-21-29-300-010A-0000	
Property Address		
Mailing Address	1300 W MAITLAND BLVD MAITLAND, FL 32751-4334	
Subdivision		
Tax District	01:County Tax District	
DOR Use Code		
Exemptions	30-EDUCATION (2013)	
AG Classification		

2024 Certified Tax SummaryA		
Tax Amount w/o Exemptions	\$28,692.01	
Tax Bill Amount	\$0.00	
Tax Savings with Exemptions	\$28,692.01	

ORANGEWOOD CHRISTIAN SCHOOL INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Wednesday, March 19, 2025 1/6

Owner(s)A

Legal DescriptionA

SEC 23 TWP 21S RGE 29E BEG SW COR OF NW 1/4 OF SE 1/4 RUN S 477.01 FT W 437.80 FT N 4 DEG 23 MIN 1 SEC W 478.14 FT E 475.43 FT TO BEG

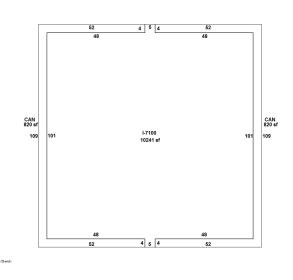
TaxesA			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,204,818	\$2,204,818	\$0
Schools	\$2,204,818	\$2,204,818	\$0
FIRE	\$2,204,818	\$2,204,818	\$0
ROAD DISTRICT	\$2,204,818	\$2,204,818	\$0
SJWM(Saint Johns Water Management)	\$2,204,818	\$2,204,818	\$0

SalesA					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/1/2012	\$2,300,000	07792/0867	Improved	No
WARRANTY DEED	2/1/1982	\$129,200	01378/0255	Vacant	Yes

5 Acres	\$100,045/Acre	\$500,225	\$500,225
Units	Rate	Assessed	Market
LandA			

Building InformationA			
#	1		
Use	MASONRY PILASTER .		
Year Built*	1982		
Bed			
Bath			
Fixtures	0		
Base Area (ft²)	10241		
Total Area (ft²)			
Constuction	CONCRETE BLOCK-STUCCO - MASONRY		
Replacement Cost	\$1,199,475		
Assessed	\$617,730		





Building 1

AppendagesA	
Description	Area (ft²)
CANOPY	820
CANOPY	820

	Building InformationA
#	2
Use	MASONRY PILASTER .
Year Built*	1983
Bed	
Bath	
Fixtures	0
Base Area (ft²)	7442
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$942,399
Assessed	\$499,471

^{*} Year Built = Actual / Effective

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	460

	Building InformationA
#	3
Use	WOOD BEAM/COLUMN
Year Built*	1994
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5104
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$604,989
Assessed	\$402,318

^{*} Year Built = Actual / Effective

Wednesday, March 19, 2025 3/6

69

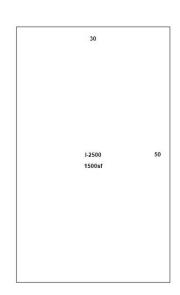
Δrea	(f+2)

400

70

AppendagesA	
Description	Area (ft²)

Building InformationA			
#	4		
Use	MASONRY PILASTER .		
Year Built*	1999		
Bed			
Bath			
Fixtures	0		
Base Area (ft²)	1500		
Total Area (ft²)			
Constuction	NO WALLS		
Replacement Cost	\$48,542		
Assessed	\$34,708		



Building 4

* Year	· Ruilt =	Actual A	/ Fffective	_
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OPEN PORCH FINISHED

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
16592	1221 TRINITY WOODS LN: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-Install shade canopy CC	\$6,000		12/16/2024
11935	1221 TRINITY WOODS LN: RADIO ENHANCEMENT SYSTEM-EDUCATIONAL CENTER (SCHOOL)	\$49,320		7/28/2022
06898	1221 TRINITY WOODS LN: ELECTRICAL - COMMERCIAL-commercial building	\$20,550	12/12/2022	6/2/2022
06232	1221 TRINITY WOODS LN: SIGN (POLE,WALL,FACIA)-signage	\$0		5/11/2022
15841	1221 TRINITY WOODS LN: SCHOOLS OR EDUCATIONAL BLDGS-Structural steel with stucco wall	\$4,500,000	8/4/2022	1/20/2022
22459	1221 TRINITY WOODS LN: CONSTRUCTION TRAILER-300 sf Construction Trailer	\$10,000	6/9/2022	1/4/2022
09088	1221 TRINITY WOODS LN: REROOF COMMERCIAL-	\$13,800		7/1/2020
09249	1221 TRINITY WOODS LN: REROOF COMMERCIAL-CHURCH	\$6,600		7/8/2019
12837	1221 TRINITY WOODS LN: REROOF COMMERCIAL-	\$16,000		8/24/2018
10465	FIRE SPRINKLER SYSTEM	\$1,800		8/1/2017
6358	INTERIOR ALTERATIONS; NEEDS CC	\$77,550		5/15/2017
00341	FENCE/WALL	\$2,707		2/8/2016

Wednesday, March 19, 2025 4/6

05892	MECHANICAL	\$6,300	6/1/2015
06526	INSTALLING 3 PATIO AWNINGS	\$19,000	7/3/2014
05514	MECHANICAL	\$13,422	6/6/2014
05516	MECHANICAL - 1223 TRINITY WOODS LN	\$4,675	6/6/2014
10495	RE-ROOF	\$33,965	12/18/2013
08697	MECHANICAL	\$5,780	11/9/2011
06138	INSTALL FIRE SPRINKLERS	\$1,500	7/28/2009
05298	INTERIOR ALTERATION	\$2,400	7/1/2009
04250	ADDING HORN STROBE	\$720	4/23/2008
04593	CANOPY	\$18,000	3/2/2005
08069	REROOF DUE TO FIRE DAMAGE	\$10,000	7/17/2003
07265	REROOF - HIGH SCHOOL BUILDING	\$25,445	6/1/2003
07266	REROOF; PAD PER PERMIT 1229 TRINITY WOODS LN	\$11,375	6/1/2003
10388	MISC BLDG	\$166,530	12/1/1999
08080	ALUMINUM CANOPY	\$10,374	9/1/1994
01316	FIRE SPRINKLERS	\$4,461	2/1/1994
00842	ORANGEWOOD PRESBYTERIAN MODULA 1229 TRINITY WOODS LN	\$160,000	2/1/1994

Extra FeaturesA					
Description	Year Built	Units	Cost	Assessed	
COMMERCIAL CONCRETE DR 4 IN	1982	69102	\$375,915	\$150,366	

ZoningA		
Zoning	R-1AA	
Description	Single Family-11700	
Future Land Use	LDR	
Description	Low Density Residential	

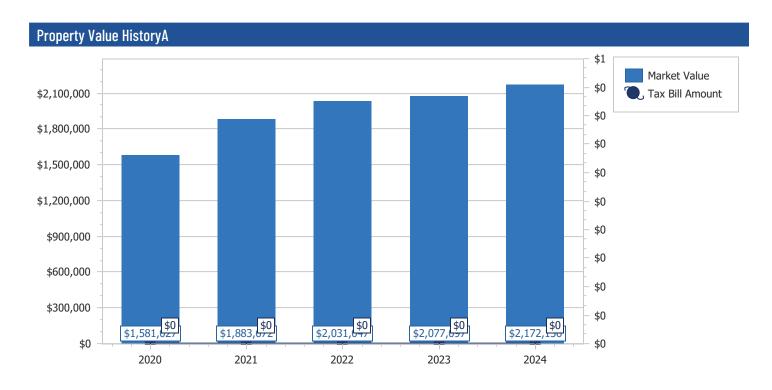
School DistrictsA		
Elementary	Lake Orienta	
Middle	Milwee	
High	Lyman	

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Wednesday, March 19, 2025 5/6

Political RepresentationA		
Commissioner	District 3 - Lee Constantine	
US Congress	District 7 - Cory Mills	
State House	District 38 - David Smith	
State Senate	District 10 - Jason Brodeur	
Voting Precinct	Precinct 54	

UtilitiesA		
Fire Station #	Station: 14 Zone: 142	
Power Company	DUKE	
Phone (Analog)	CENTURY LINK	
Water	Seminole County Utilities	
Sewage		
Garbage Pickup		
Recycle		
Yard Waste		
Hauler #		



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Wednesday, March 19, 2025 6/6 **72**



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: 3/20/2025 2:44:54 PM

Project: 25-80000034

Credit Card Number: 41******5354

Authorization Number: 05769G

Transaction Number: 200325C1A-8922A5F0-4824-4FD2-A2A4-14AE87B4945D

Total Fees Paid: 52.50

Fees Paid

Description Amount

PRE APPLICATION 50.00

CC CONVENIENCE FEE -- PZ 2.50

Total Amount 52.50

Document date: 4/3/25

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, 2ND FLOOR, WEST WING SANFORD, FLORIDA 32771

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, April 4, 2025, in order to place you on the Wednesday, April 9, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

The DRC Agenda can be found HERE.

PROJECT NAME:	ORANGEWOOD CHRISTIA APPLICATION	AN SCHOOL - PRE-	PROJ #: 25-80000034
APPLICATION FOR: DR - PRE-APPLICATION		RC	
APPLICATION DATE:	3/20/25		
RELATED NAMES:	EP DANIELLE PENDLETO	N	
PROJECT MANAGER:	HILARY PADIN (407) 665-7	' 331	
PARCEL ID NO.:	23-21-29-300-010A-0000		
PROJECT DESCRIPTION PROPOSED SPECIAL E ACRES IN THE R-1AA Z			ALL COURT ON 5
NO OF ACRES	5		
BCC DISTRICT	3 - CONSTANTINE		
CURRENT ZONING	R-1AA		
LOCATION WEST SIDE OF TRINITY		<u>/OODS LN, NORTH OF OR</u>	ANOLE RD
FUTURE LAND USE LDR			
APPLICANT:		ONSULTANT:	
TRAVIS PENDLETON	D	ANIELLE PENDLETON	
STAGEDOOR II		TAGEDOOR II	
3050 DEE ST		050 DEE ST	
APOPKA FL 32703		POPKA FL 32703	
(321) 439-3570		(407) 578-2918	
TRAVIS@STAGEDOORTV	VO.COM D	ANIELLE@STAGEDOORTV	VO.COM

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found <u>HERE</u>.

PROJECT MANAGER COMMENTS

- The subject property is in the R-1AA zoning district and the Low Density Residential Future Land Use designation.
- The existing Special Exception for this school would be required to be amended for the installation of the basketball court. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings. You would then need to do a small site plan prior to the building permit.
- The property has multiple easements along the northern and eastern property lines. The basketball court would need to be placed in an area that does not impede upon the easements or buffers.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development _code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	Buffer requirements will be 25 feet on the north property line
4	Buffers and CPTED	Due to overhead utility lines along the eastern portion of the property, only understory trees and shrubs may be planted.
5	Buffers and CPTED	A full buffer review will be done at time of site plan review.
6	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
7	Building Division	A hard surface accessible route will be required to the basketball court.
8	Building Division	Please note that if future bleachers are planned, they will be subject to occupancy classification of A-5 in 2023 Florida Building Code 8th ed. No action required at this time.

9	Comprehensive Planning	An approved special exception that is allowed within the underlying zoning would be consistent with the Future Land Use designation of Low density Residential (LDR).
10	Environmental Services	The proposed concrete slabs/basketball courts are not allowed to encroach into the existing 15 ft wide utility easement along the northern property boundary as Seminole County owns/maintains an active 10" potable water main in that area. Ensure that none of the proposed improvements encroach into the existing utility easement area.
11	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
12	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
13	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)
14	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)
15	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)
16	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
17	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)

18	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
19	Planning and Development	The subject property is in the R-1AA zoning district and the Low Density Residential Future Land Use designation.
20	Planning and Development	The existing Special Exception for this school would be required to be amended for the installation of the basketball court. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings. You would then need to do a small site plan prior to the building permit.
21	Planning and Development	The property has multiple easements along the northern and eastern property lines. The basketball court would need to be placed in an area that does not impede on the easements or buffers.
22	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
23	Planning and Development	The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml
24	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml
25	Planning and Development	If outdoor lighting is proposed, a photometric plan would be required. SCLDC Sec. 30.15
26	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
27	Public Safety - Fire Marshal	If any proposed structures: Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.

28	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1
29	Public Works - Engineering	The proposed project is located within the Little Wekiva/Cranes Roost drainage basin.
30	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.
31	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.
32	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.
33	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a land locked area at I-4 which is FDOT jurisdiction.
34	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
35	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	REVIEWER
Planning and Development	Hilary Padin hpadin@seminolecountyfl.gov
Buffers and CPTED	Hilary Padin hpadin@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff <u>igoff@seminolecountyfl.gov</u>
Public Safety - Fire Marshal	Matthew Maywald <u>mmaywald@seminolecountyfl.gov</u>
Public Works - Impact Analysis	William Wharton <u>wwharton@seminolecountyfl.gov</u>
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	Sarah Harttung <u>sharttung@seminolecountyfl.gov</u>
Environmental Services	James Van Alstine <u>ivanalstine@seminolecountyfl.gov</u>
Comprehensive Planning	Maya Athanas <u>mathanas@seminolecountyfl.gov</u>
Building Division	Jay Hamm <u>ihamm@seminolecountyfl.gov</u>

RESOURCE INFORMATION

Seminole County Land Development Code:

http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/

Seminole County Comprehensive Plan:

http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml

Development Services:

http://www.seminolecountyfl.gov/departments-services/development-services/

Wekiva Consistency form:

http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas <u>www.seminolecountyfl.gov/gm/building/flood/index.aspx</u>

Watershed Atlas <u>www.seminole.wateratlas.usf.edu</u>

Seminole Co. Property Appraiser <u>www.scpafl.org</u>