



paid 1/12/23

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

PROJ. #: 23-80000000
 PM: _____
 REC'D: 1/11/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME: Trinity Preparatory School - New Science Building and Relocated Parking Lot	
PARCEL ID #(S): 36-21-30-300-017A-0000	
TOTAL ACREAGE: 34.87 ac <u>45.86</u>	BCC DISTRICT: District 1
ZONING: A-1	FUTURE LAND USE: PUBS

APPLICANT

NAME: Jeffrey A. Ambrose	COMPANY: Trinity Preparatory School of Florida, Inc.
ADDRESS: 5700 Trinity Prep Lane	
CITY: Winter Park	STATE: FL ZIP: 32792
PHONE: (321) 282 - 2525	EMAIL: ambrosej@trinityprep.org

CONSULTANT

NAME: Richard V. Baldocchi, P.E.	COMPANY: AVCON, Inc.
ADDRESS: 5555 E. Michigan Street, Suite 200	
CITY: Orlando	STATE: FL ZIP: 32822
PHONE: (407) 599 - 1122	EMAIL: rbaldocchi@avconinc.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Replacing an existing parking lot located north of the administration building with a new proposed Science Building

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>1-20-23</u>	COM DOC DUE: <u>1-26-23</u>	DRC MEETING: <u>2-1-23</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>PUBS</u>	LOCATION: <u>SW of Aluma Ave</u>
W/S: <u>Seminole cnty</u>	BCC:	<u>+ Tusculwilla Rd.</u>

Revised Oct 2020 agenda: 1-27-23 / on water



**Trinity Preparatory School
Science Building Addition**

Civil – Site Narrative

December 20, 2022

General

The new science building will be located in the existing parking lot to the immediate north of the administration building. There is a separate and simultaneous project to design and construct additional parking elsewhere on the campus to replace the parking being lost by the placement of the building. The new science building will also require the pick-up and drop-off line to be modified. The modifications will also be performed as part of a separate project.

Zoning and Entitlements

The Building is located in two separate permitting jurisdictions, Orange County and Seminole County. The Seminole County portion has a Future Land Use of PUBS (Public/ Quasi Public) and a Zoning of A-1. The School is operating in the A-1 Zoning District by Special Exception. This exception may need to be modified. A preapplication meeting will be initiated with the County to determine the exact process for entitlements.

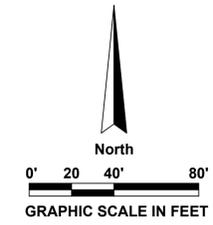
In Orange County, the school has a future land use designation of Institutional. The Zoning is R-1A and the school is operating in a special exception as well. Orange County has confirmed that the Special Exception will need to be modified to add the new Science Building.

Stormwater Design

The Building will be placed over an area that is currently asphalt parking and therefore will not increase the impervious area of the site. The current stormwater system will be utilized to treat and attenuate the new building and surrounding courtyards. A permit modification from the St. John's River Water Management District will be required.

Utility Design

Water, sewer and electrical power is available on site and the new building should be able to accommodate the additional capacity requirements. This will be confirmed through the final design process. Building demands will be calculated based on the Schematic Design Drawings and coordinated with the Utility Providers.



AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHIGAN ST., SUITE 200 - ORLANDO, FL 32822-2779
OFFICE: (407) 599-1123 - FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057
www.avconinc.com

**TRINITY
PREPARATORY
SCHOOL**

EXISTING CONDITIONS

ATTENTION:
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SCALE NOTE:
THE SCALE(S) SHOWN ON THIS DRAWING ARE BASED ON A SPECIFIC PAPER SIZE AND PLOT CONFIGURATION. PLEASE USE CARE IN SCALING DISTANCES ON COPIES, OR NON-ORIGINAL PLOTS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

DESIGNED BY: RVB
DRAWN BY: BE
CHECKED BY: RVB
APPROVED BY: RVB
DATE: 01/09/2023

"A" PROJECT NO. 2022.0099.55

EXHIBIT

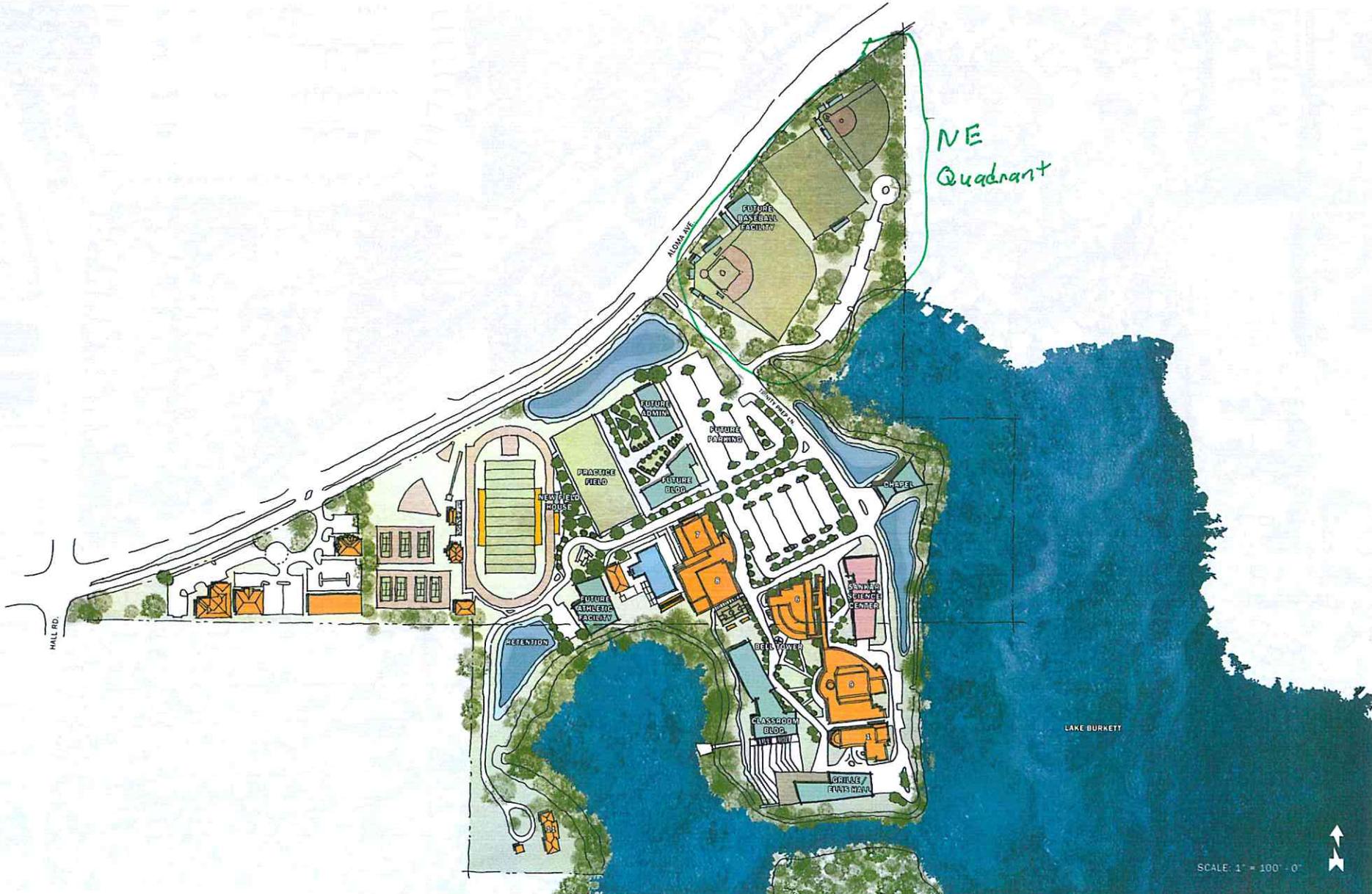
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BUILDINGS & HALLS

- | | |
|------------------------------|----------------------------------|
| 1. Brokaw Hall | 7. Dickinson Activity Center |
| 2. Ellis Hall/Trinity Grille | 8. Race Athletic Center |
| 3. Witmer Science Center | 9. Maughan Administration Center |
| 4. Stuart Hall | 10. Maintenance Facility |
| 5. Holloway Hall | 11. Trinity House |
| 6. Rich Library | |

MASTERPLAN PHASING

- Existing
- Phase I
- Phase II

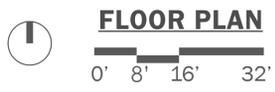




LEVEL 1



LEVEL 2



FLOOR PLAN

0' 8' 16' 32'

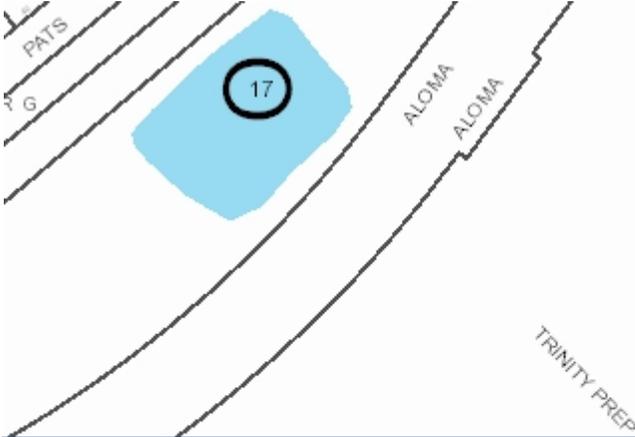
Property Record Card



Parcel 36-21-30-300-017A-0000

Property Address 5700 TRINITY PREP LN WINTER PARK, FL 32792

Parcel Location



Site View



Parcel Information

Parcel	36-21-30-300-017A-0000
Owner(s)	TRINITY PREPARATORY SCHOOL OF FLA INC
Property Address	5700 TRINITY PREP LN WINTER PARK, FL 32792
Mailing	5700 TRINITY PREP LN WINTER PARK, FL 32792-9414
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	72-PRIVATE SCHOOL & COLLEGE
Exemptions	30-EDUCATION(2007)
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Bldg Value	\$1,035,778	\$1,044,428
Depreciated EXFT Value	\$221,968	\$195,305
Land Value (Market)	\$2,050,200	\$2,050,200
Land Value Ag		
Just/Market Value	\$3,307,946	\$3,289,933
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$1,144,116	\$1,322,815
P&G Adj	\$0	\$0
Assessed Value	\$2,163,830	\$1,967,118

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$44,111.75 **2022 Tax Savings with Exemptions** \$44,111.75
2022 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

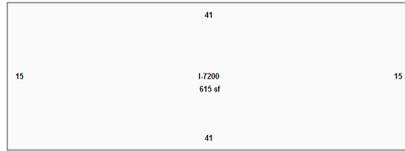
SEC 36 TWP 21S RGE 30E
 E 1/2 OF SW 1/4 S OF ST RD
 426 + E 400 FT OF SW 1/4
 OF SW 1/4 S OF RD + S 660
 FT OF W 165 FT OF E 1/2
 (34.87 AC)

ROAD DISTRICT	\$2,163,830	\$2,163,830	\$0
FIRE	\$2,163,830	\$2,163,830	\$0
Schools	\$3,307,946	\$3,307,946	\$0

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			34.17	\$60,000.00	\$2,050,200

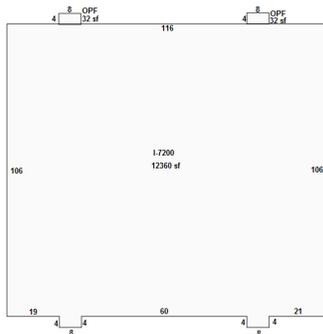
#	Description	Year Built	Stories	Frontage	Depth	Ext Wall	Adj Value	Repl Value	Description	Area
1	MASONRY PILASTER .	1977	1	615.00		CONCRETE BLOCK-STUCCO - MASONRY	\$41,655	\$88,627		



Sketch by Apex Sketch

Building 1 - Page 1

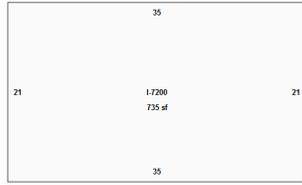
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Description	Area
2	MASONRY PILASTER .	1983	1	12360.00	CONCRETE BLOCK-STUCCO - MASONRY	\$799,166	\$1,433,481	OPEN PORCH FINISHED	32.00
								OPEN PORCH FINISHED	32.00



Sketch by Apex Sketch

Building 2 - Page 1

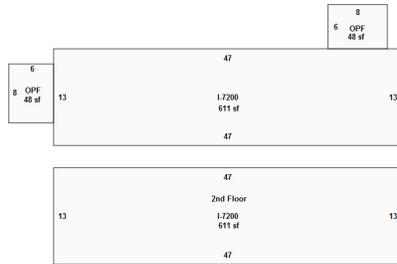
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
3	MASONRY PILASTER .	1990	1	735.00	CONCRETE BLOCK - MASONRY	\$63,689	\$98,742	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Description	Area		
Description	Area											



Sketch by Apex Sketch

Building 3 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages						
4	MASONRY PILASTER .	2002	2	1222.00	CONCRETE BLOCK - MASONRY	\$131,268	\$171,592	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>48.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>48.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	48.00	OPEN PORCH FINISHED	48.00
Description	Area													
OPEN PORCH FINISHED	48.00													
OPEN PORCH FINISHED	48.00													



Sketch by Apex Sketch

Building 4 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05393	FIRETRONICS	County	\$3,100		8/1/1994
03910	TRINITY PREP ENTRY WALL	County	\$200,000		6/1/1996
04878	POOL, DECK, & EQUIPMENT AREA; PAD PER PERMIT 5720 TRINITY PREP LN	County	\$750,000		6/1/1998
07959	4 DUGOUTS FOR TRINITY PREP; PAD PER PERMIT 5700 TRINITY PREP LN	County	\$81,000		12/1/1996
06744	OTHER NONRESIDENTIAL BUILDINGS/SHADE CANOPY	County	\$30,000		6/8/2006
02866	TEMPORARY MODULAR OFFICE BLDG	County	\$12,000		5/1/1996
11076	PLUMBING	County	\$0		12/1/2000
08398	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5720 TRINITY PREP LN	County	\$18,800		9/11/2000
05896	INSTALL FIRE ALARM SYSTEM	County	\$9,800		6/1/2001
02411	NO PERMIT; ADD/ALT; PAD PER CO 5720 TRINITY PREP LN	County	\$0	8/8/2001	1/1/2000
09090	BATTING CAGES; PAD PER PERMIT 5732 HUBBARD FIELD WAY	County	\$85,000		9/1/2002
07056	INSTALL FIRE ALARM SYSTEM TRINITY PREP SCHOOL	County	\$2,198		7/1/2001

05320	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5700 HUBBARD FIELD WAY	County	\$12,652		6/8/2000
06941	ALUMINUM BLEACHERS; PAD PER PERMIT 5700 TRINITY PREP LN	County	\$48,920		8/1/1999
08510	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5743 HUBBARD FIELD WAY	County	\$7,250		7/21/2006
00926	AMUSEMENT - SOCIAL & RECREATION; PAD PER PERMIT 5720 TRINITY PREP LN	County	\$1,920,000		2/1/2000
15144	REROOF 2 DUGOUTS, SHED, CONCESSION STAND, & PART OF GYM W/SHINGLES DUE TO HURRICANE; PAD PER PERMIT 5720 TRINITY PREP LN	County	\$21,000		11/22/2004
07086	REROOF	Casselberry	\$7,520		8/1/2000
12158	INSTALL NEW SCOREBOARD @ FOOTBALL FIELD	County	\$2,500		10/13/2004
00771	NEW CONSTRUCTION - MAINT BLDG; PAD PER PERMIT 5743 HUBBARD FIELD WAY	County	\$200,000	8/23/2006	1/24/2006
14714	SIGN CHANGEOUT - 60" X 120"	County	\$10,800		11/16/2004
06734	INSTALL FIRE SPRINKLER SYSTEM/MAIN	County	\$24,178		7/21/2000
06335	INSTALL 6 LIGHT POLES FOR BALL FIELDS; PAD PER PERMIT 5711 TRINITY PREP LN	County	\$74,000		6/13/2008
20289	REROOF AUDITORIUM; PAD PER PERMIT 5720 TRINITY PREP LN	County	\$46,250		11/30/2005
06349	PRESS BOX; PAD PER PERMIT 5720 TRINITY PREP LN	County	\$150,000	5/10/2000	7/1/1999
05366	ATHLETIC UTILITY BUILDING; PAD PER PERMIT 5732 HUBBARD FIELD WAY	County	\$90,000	1/23/2009	5/21/2008
07494	ELECTRICAL - 5732 HUBBARD FIELD WAY	County	\$1,200		7/30/2014
04696	2 OPEN-AIRED STEEL BUILDINGS FOR BATTING CAGES - EXISTING IRRIGATION SYSTEM TO BE RE-ROUTED AROUND BUILDING AREAS - NO ELECTRIC - 5732 HUBBARD FIELD WAY	County	\$26,000	9/9/2014	5/16/2014
02221	RESTROOM BUILDING - 5726 HUBBARD FIELD WAY	County	\$150,000	8/23/2013	3/28/2013
05825	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5690 TRINITY PREP LN	County	\$25,000	8/8/2014	6/13/2014
05833	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5686 TRINITY PREP LN	County	\$25,000	8/8/2014	6/13/2014
04092	MECHANICAL - 5720 TRINITY PREP LN	County	\$29,789		4/17/2015
02860	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 5743 HUBBARD FIELD WAY	County	\$1,720		3/15/2006
05860	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5674 TRINITY PREP LN	County	\$25,000	8/8/2014	6/13/2014
05843	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5678 TRINITY PREP LN	County	\$25,000	8/8/2014	6/13/2014
05842	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5682 TRINITY PREP LN	County	\$25,000	8/8/2014	6/13/2014
05080	ADDITION TO ACTIVITY CENTER; PAD PER PERMIT 5722 TRINITY PREP LN	County	\$75,000	12/30/2011	6/22/2011
03155	INSTALL TEMPORARY PORTABLE CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5694 TRINITY PREP LN	County	\$25,000	8/8/2014	4/9/2014
02219	CONSESSION STAND - 5726 HUBBARD FIELD WAY	County	\$175,000	8/30/2013	3/28/2013
08304	FIRE ALARM SYSTEM INSTALLATION - 5722 TRINITY PREP LN	County	\$6,440		10/24/2011
06887	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 5764 TRINITY PREP LN	County	\$1,100		7/26/2000
06564	FIRE ALARM SYSTEM INSTALLATION - 5690 TRINITY PREP LN	County	\$500		6/15/2015
06563	FIRE ALARM SYSTEM INSTALLATION - 5686 TRINITY PREP LN	County	\$500		6/15/2015
06566	FIRE ALARM SYSTEM INSTALLATION - 5694 TRINITY PREP LN	County	\$500		6/15/2015
06567	FIRE ALARM SYSTEM INSTALLATION - 5674 TRINITY PREP LN	County	\$500		6/15/2015
06568	FIRE ALARM SYSTEM INSTALLATION - 5678 TRINITY PREP LN	County	\$500		6/15/2015
06569	FIRE ALARM SYSTEM INSTALLATION - 5682 TRINITY PREP LN	County	\$500		6/15/2015
06952	PARKING LOT LIGHTS/POLES; PAD PER PERMIT 5741 TRINITY PREP LN	County	\$60,000		10/1/1996
02914	MISC ELECTRIC WIRING; PAD PER PERMIT 5702 TRINITY PREP LN	County	\$0		4/1/2000
00455	INSTALL SHADE CANOPY FOR 3 EXISTING BLEACHERS	County	\$2,450		1/8/2018

06809	FOUNDATION ONLY; PAD PER PERMIT 5700 TRINITY PREP LN	County	\$8,000	8/1/1999
12259	ELECTRICAL	County	\$28,000	8/29/2018
12612	REROOF- 5722 TRINITY PREP LN	County	\$31,000	9/18/2018
06583	5720 TRINITY PREP LN: SWIMMING POOL COMMERCIAL-swimming pool with decking	County	\$200,000	6/26/2019
06515	5700 TRINITY PREP LN: OTHER BUILDING COMMERCIAL-Guard House	County	\$20,000	9/18/2019 7/30/2019
16354	5700 TRINITY PREP LN: FENCE/WALL COMMERCIAL-Masonry Wall	County	\$37,914	12/20/2019
03027	5726 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)-SCOREBOARD	County	\$10,140	4/30/2020
03029	5732 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)-SCORBOARD	County	\$28,515	5/5/2020
10441	5722 TRINITY PREP LN: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-SHADE STRUCTURE FOR POOL DECK	County	\$125,000	12/1/2020
19645	5720 TRINITY PREP LN: SIGN (POLE,WALL,FACIA)-scoreboard	County	\$27,000	1/31/2022
03790	5732 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)-	County	\$21,000	8/15/2022

Extra Features

Description	Year Built	Units	Value	New Cost
POOL COMMERCIAL	07/01/1979	3,500	\$102,060	\$170,100
PATIO CONC COMM	07/01/1979	400	\$648	\$1,620
WOOD DECK	07/01/1979	1,938	\$4,736	\$11,841
COMMERCIAL ASPHALT DR 2 IN	07/01/1980	53,240	\$43,444	\$108,610
COMM: TENNIS COURT/CONCRETE	07/01/1980	27,210	\$43,536	\$108,840
POLE LIGHT STEEL 4 ARM	07/01/1980	4	\$27,544	\$27,544

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1		PUBS	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
23.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	68

School Information

Elementary School District	Middle School District	High School District
Eastbrook	Tuskawilla	Lake Howell

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 1/12/2023 10:07:35 AM
Project: 23-80000002
Credit Card Number: 54*****3743
Authorization Number: 05982G
Transaction Number: 120123O2C-9A959975-098B-4A91-8CB5-D3E6196683DD
Total Fees Paid: 52.50

Fees Paid

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