

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, October 2, 2024

6:00 PM

**BCC Chambers
Room 1028**

Planning and Zoning Commission

CALL TO ORDER**Opening Statement****Staff Present****Accept Proof of Publication****Approval of Minutes****NEW BUSINESS****Public Hearing Items:**

1. Ronald Reagan Plot Rezone - Consider a Rezone from A-1 (Agriculture) and R-1A (Single Family Dwelling) to R-1 (Single Family Dwelling) for a proposed single family residential subdivision on approximately 4.76 acres, located on the northeast side of Ronald Reagan Boulevard, southwest of Nolan Road; (Z2024-006) (Vincent Peluso, Applicant) District 2 - Zembower (Kaitlyn Apgar, Planner) [2024-1236](#)

Attachments: [Location Map.pdf](#)
[FLU Zoning Map.pdf](#)
[Aerial Map.pdf](#)
[Rezone Ordinance.pdf](#)
[School Impact Analysis.pdf](#)
[Community Meeting Public Notice letter and comments.pdf](#)
[Community Meeting sign-in sheet.pdf](#)
[Denial Development Order.pdf](#)

2. Master's Academy Special Exception Amendment - Consider an [2024-1302](#) amendment to an existing private school Special Exception to allow three (3) existing temporary portables for permanent placement located at 1500 Lukas Lane, Oviedo, in the A-1 (Agriculture) district; BS2024-01 (McCree Construction, Applicant) District1 - Dallari (Kathy Hammel, Principal Planner)

Attachments: [Site Map](#)
[Zoning Map](#)
[Aerial](#)
[Site Plan](#)
[Narrative](#)
[Property Record Card](#)
[Approval Development Order](#)
[Denial Development Order](#)

CLOSING BUSINESS

Planning and Development Manager's Report

ADJOURNMENT

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL ANY DECISION ON ANY MATTER CONSIDERED BY THIS BOARD AT THESE MEETINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE PLANNING & ZONING COMMISSION CLERK AT (407) 665-7397.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-1236

Title:

Ronald Reagan Plot Rezone - Consider a Rezone from A-1 (Agriculture) and R-1A (Single Family Dwelling) to R-1 (Single Family Dwelling) for a proposed single family residential subdivision on approximately 4.76 acres, located on the northeast side of Ronald Reagan Boulevard, southwest of Nolan Road; (Z2024-006) (Vincent Peluso, Applicant) District 2 - Zembower (**Kaitlyn Apgar, Planner**)

Division:

Development Services - Planning and Development

Authorized By:

Dale Hall

Contact/Phone Number:

Kaitlyn Apgar/407-665-7377

Background:

The Applicant is requesting a rezone from A-1 (Agriculture) and R-1A (Single Family Dwelling) to R-1 (Single Family Dwelling) to develop the subject property as a single-family residential subdivision. The property currently has split zoning, with R-1A zoning (requiring a minimum lot size of 9,000 square feet) on the west side of the property and A-1 zoning (requiring a minimum lot size of one (1) acre) on the east side of the property. The requested R-1 zoning district requires a minimum lot size of 8,400 square feet and a minimum lot width at building line of seventy (70) feet.

The subject property has a Low Density Residential Future Land Use designation, which allows a maximum net density of four (4) dwelling units per net buildable acre. The intent of the Low Density Residential land use designation is to provide appropriate locations for standard detached single family residences.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: Future Land Use: Low Density Residential (LDR)

Zoning: A-1 (Agriculture) with a minimum lot size of one (1) acre and a

minimum width at building line of 150 feet. The property only retains +/- 0.42 acres of land and is being utilized as a single-family residence.

West: Future Land Use: Low Density Residential

Zoning: R-1A (Single Family Dwelling) with a minimum lot size of 9,000 square feet and a minimum lot width at building line of 75 feet and R-1 (Single Family Dwelling) with a minimum lot size of 8,400 square feet and minimum lot width at building line of seventy (70) feet. These lots range in size from approximately +/- 7,800 square feet to approximately +/- 30,056 square feet and contain single family homes.

North: Future Land Use: Low Density Residential

Zoning: A-1 (Agriculture) with a minimum lot size of one (1) acre and a minimum width at building line of 150 feet and R-1A (Single Family Dwelling) with a minimum lot size of 9,000 square feet and a minimum lot width at building line of 75 feet. These lots contain single family homes.

South: Ronald Reagan Boulevard

Site Analysis

Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site does not appear to contain floodplain.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, the site does not appear to contain wetlands.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey will be required prior to Final Engineering approval.

Utilities:

The site is currently located within the City of Sanford's utility service area but will be transferred to Seminole County's utility service area via the Interlocal Agreement between the City of Sanford and Seminole County, regarding de minimus Utility

Service Boundary Changes dated July 25, 2024. The Seminole County Utilities Department is coordinating with the City of Sanford Public Works & Utilities Department to complete the required Memorandum of Agreement (MOA) for the utility service boundary change. The site will be required to connect to Seminole County water and sewer. There is a 12-inch water main running along the southeast side of North Ronald Reagan Boulevard and there is a 12-inch force main running along the northwest side of North Ronald Reagan Boulevard. Water and sewer capacity is available to service the proposed development.

Transportation/Traffic:

The property proposes access onto Ronald Reagan Boulevard, which is classified as an Urban Minor Arterial roadway. Ronald Reagan Boulevard is currently operating at a level-of-service "A" and does not have improvements programmed in the County five (5) year Capital Improvement Program.

Sidewalks:

There is an existing sidewalk along Ronald Reagan Boulevard. The developer will be required to provide internal sidewalks for the development that comply with the Land Development Code of Seminole County.

Drainage:

The proposed project is located within the Lake Jesup Drainage Basin, which has limited downstream capacity; therefore, the site's design will be required to hold water quality, and not exceed the pre-development rate and volume for the twenty-five (25) year, twenty-four (24) hour storm event.

Buffers:

Buffers will be determined at the time of the Preliminary Subdivision Plan review process in compliance with the Seminole County Land Development Code.

Open Space:

The requested R-1 zoning classification does not require open space.

Public School Capacity Determination:

Seminole County Public Schools provided a School Impact Analysis School Capacity Determination for the proposed project based on Concurrency Service Area (CSA) and Zoned Schools for the property. The adopted Interlocal Agreement between the school district and Seminole County provides that available school capacity is based on

Concurrency Service Areas. The analysis concluded that the students generated by the proposed project at the three (3) Concurrency Service Area (CSA) levels would, at this time, be able to be accommodated without exceeding the adopted level of service for each CSA by school type. The analysis notes this is a nonbinding review for informational purposes, and as indicated in the analysis, may not represent future conditions. Final approval requires a School Capacity Availability Letter of Determination (SCALD) reservation letter from the School Board.

Consistency with the Land Development Code

The proposed R-1 (Single Family Dwelling District) zoning designation has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Parts 4 and 7.

The request is consistent with the Seminole County Land Development Code, as the proposed R-1 zoning district is compatible with the surrounding trend of development in the area consisting primarily of R-1 and R-1A zoning classifications characterized by single family residences.

Consistency with the Comprehensive Plan

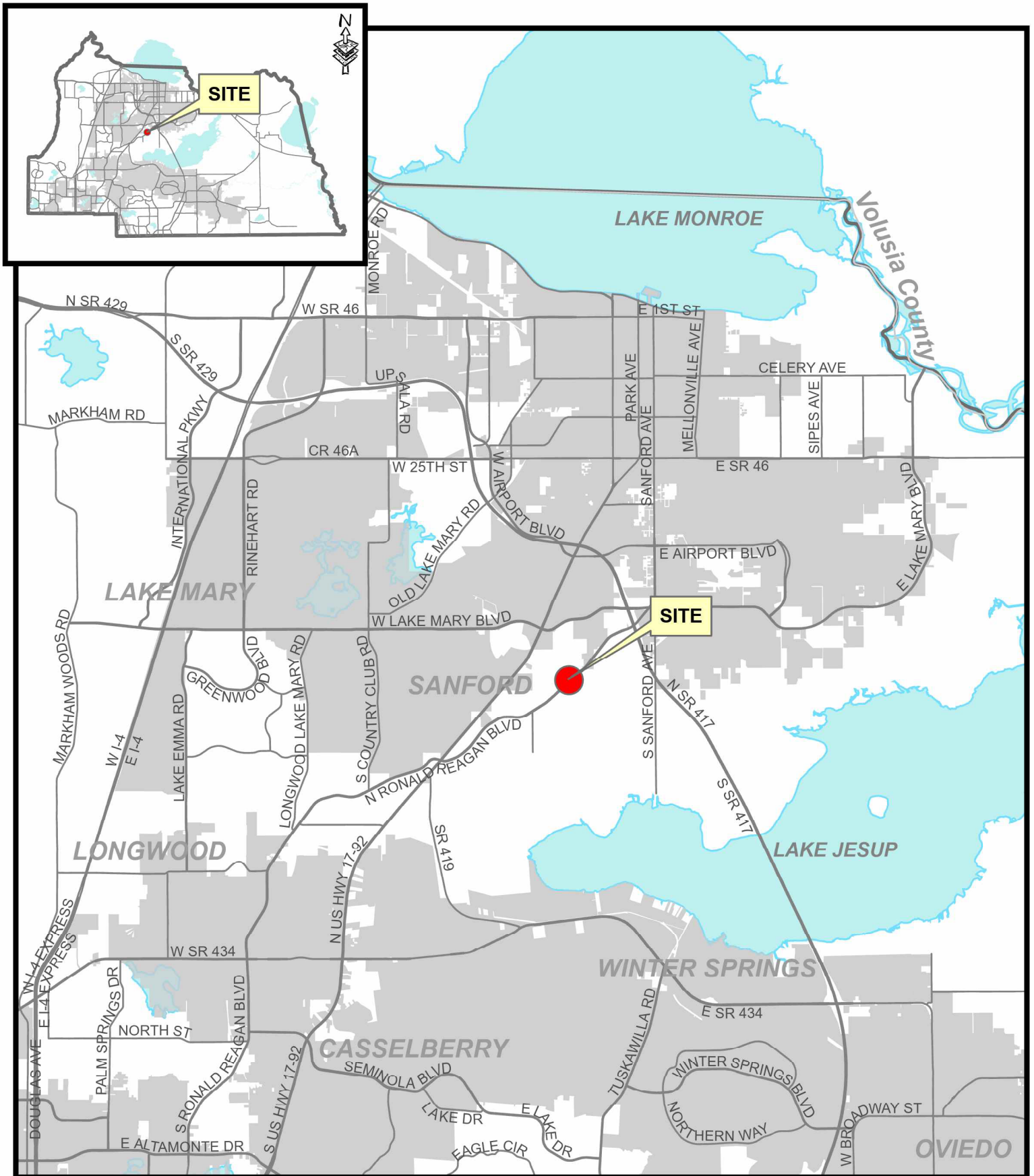
The purpose and intent of the existing Low Density Residential Future Land Use designation is to provide appropriate locations for standard detached single-family residences at a maximum density of four (4) dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. This land use requires a full range of basic services and facilities and may serve as an effective transitional use between more intense urban uses and lower density future land use designations.

The proposed R-1 zoning classification is consistent with both the allowable uses and density provisions permitted under the Low Density Residential Future Land designation and is compatible with the surrounding trend of development in the area. The standard dimensional requirements within the R-1 zoning district provide a transition between similar lot sizes to the west and larger parcels to the east. Staff finds the proposed R-1 zoning classification to be consistent with the Comprehensive Plan.

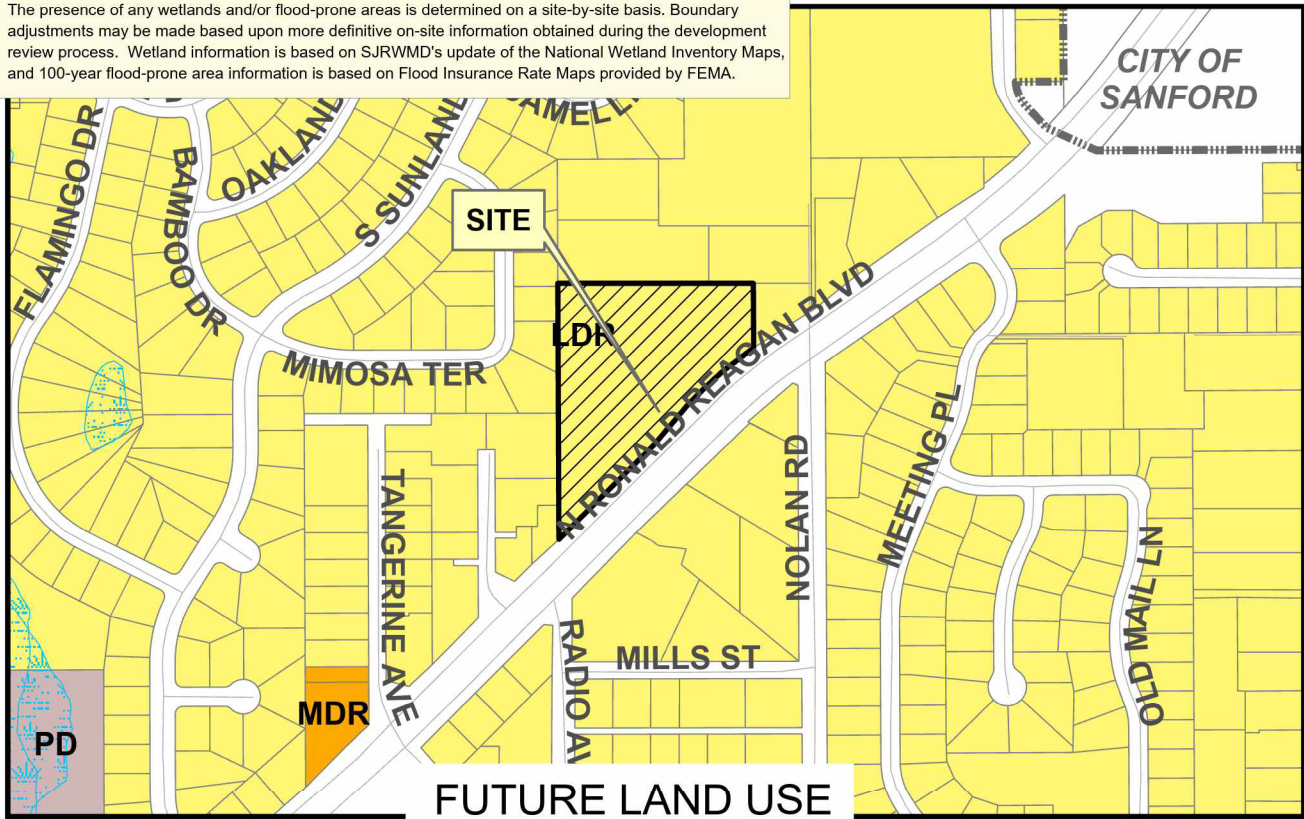
In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on July 31, 2024; details of the community meeting have been provided in the Board's agenda packet.

Requested Action:

Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture) and R-1A (Single Family Dwelling) to R-1 (Single Family Dwelling) for approximately 4.76 acres, located on the northeast side of Ronald Reagan Boulevard, southwest of Nolan Road.



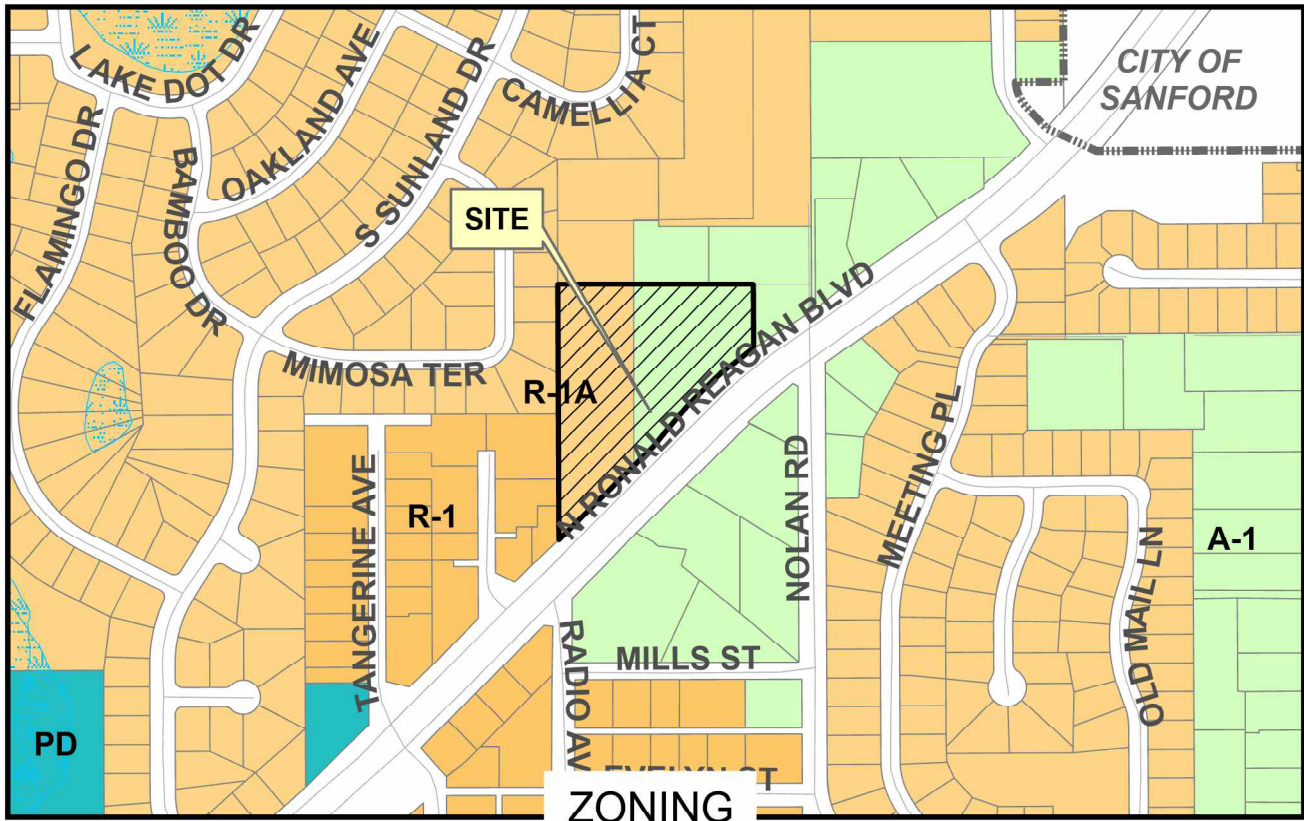
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



Site
 CONS
 Municipality
 LDR
 MDR
 PD

Applicant: Vincent Peluso
 Physical STR: 14-20-30
 Gross Acres: 4.8+/- BCC District: 2
 Existing Use: single family residential
 Special Notes:

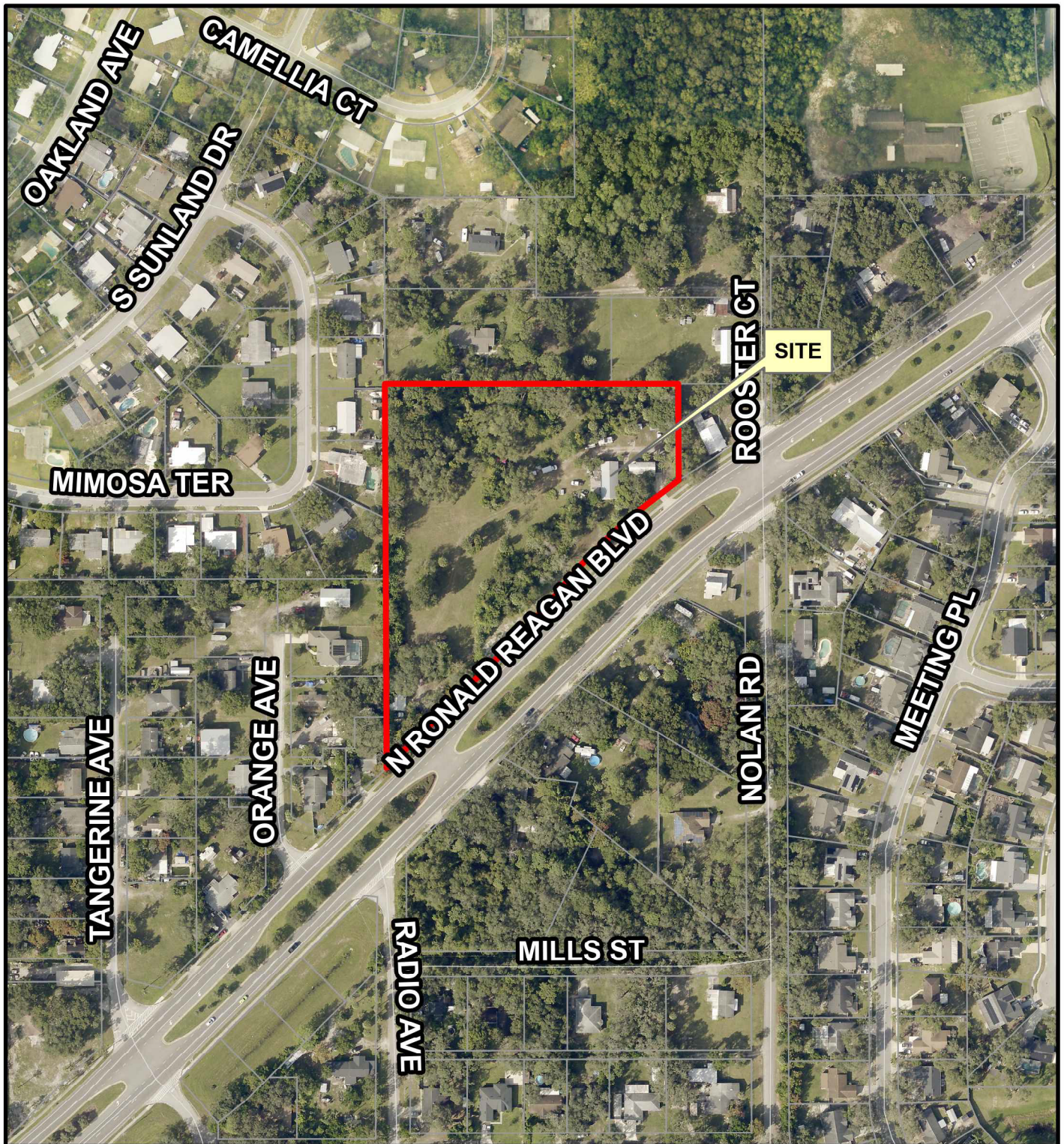
| | Amend/Rezone # | From | To |
|--------|----------------|------|-----|
| FLU | - | - | - |
| Zoning | Z2024-006 | A-1 | R-1 |



Date: 8/23/2024

Name Z2024-006

CONS
 Municipality
 A-1
 R-1A
 R-1
 PD



Rezone No: Z2024-006
From: A-1 To: R-1

 Parcels
 Site



Winter 2024 Color Aerials

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) AND R-1A (SINGLE FAMILY DWELLING) ZONING CLASSIFICATION TO THE R-1 (SINGLE FAMILY DWELLING) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Ronald Reagan Plot Rezone, dated November 12, 2024.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classifications assigned to the following described property is changed from A-1 (Agriculture) and R-1A (Single Family Dwelling) to R-1 (Single Family Dwelling).

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT “B” FOR BOUNDARY SURVEY

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this

Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 12th day of November, 2024.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

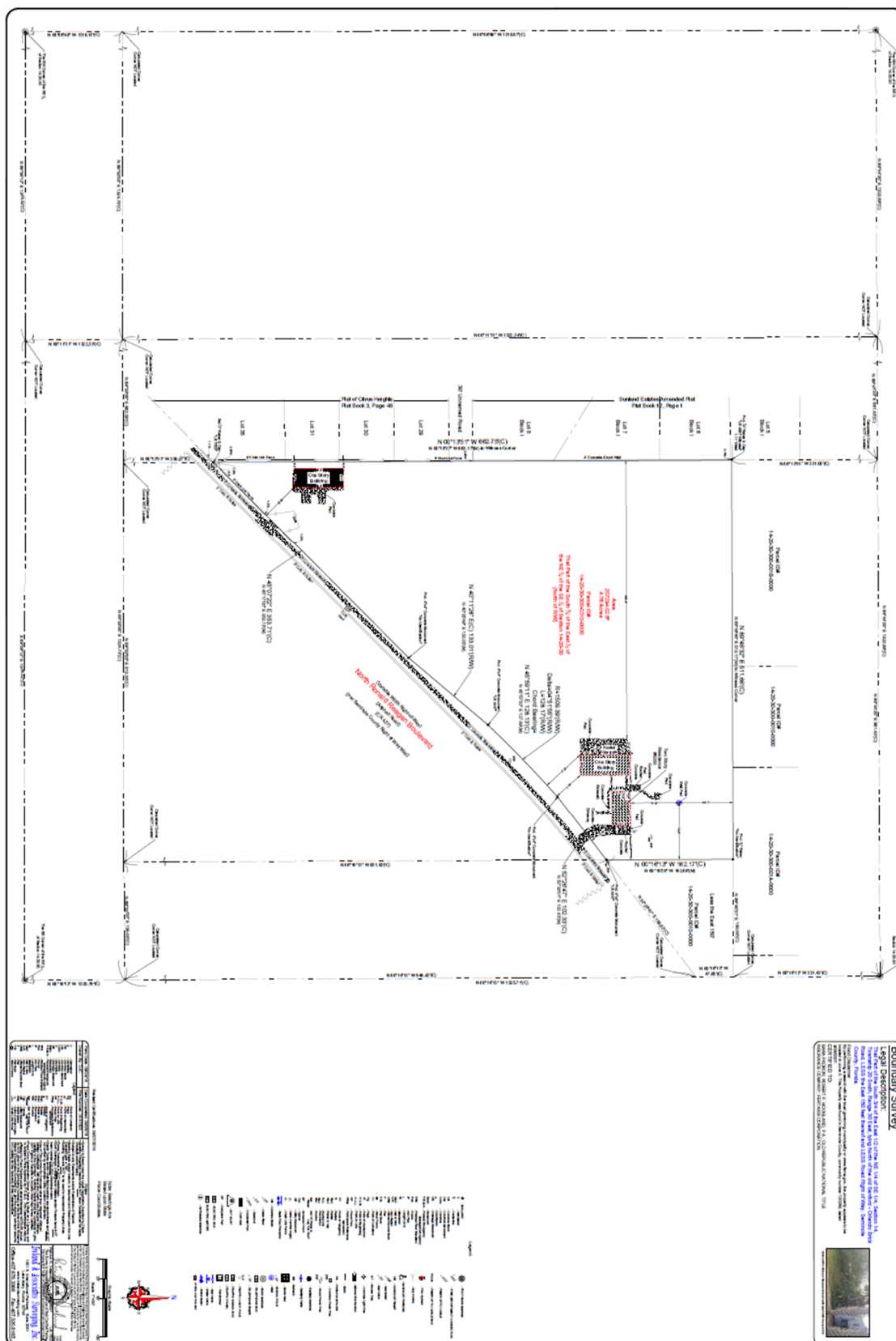
EXHIBIT A
LEGAL DESCRIPTION

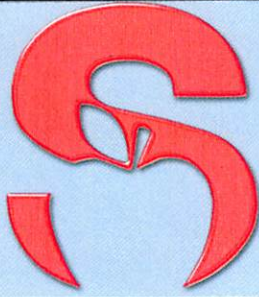
That Part of the South $\frac{3}{4}$ of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 20 South, Range 30 East, lying North of the old Sanford – Orlando Brick Road, LESS the East 150 Feet thereof and LESS Road Right of Way, Seminole County, Florida.

CONTAINING: 207294.02 SQUARE FEET OR 4.76 ACRES MORE OR LESS.

EXHIBIT B

BOUNDARY SURVEY





**Seminole County Public Schools
School Impact Analysis
School Capacity Determination
(Non-Binding)**

John
7.2.24

To: Vincent Pelusso P.E., American Engineering * 407-730-7360 * Vincent@AmericanEngineering.com
Lidia Barrios, * lidiabarrios7@gmail.com
Rebecca Hammock, Seminole County * 407-665-7396 * Rhammock@seminolecountyfl.com

From: Jordan Smith, AICP, PP, Facilities Planner, Seminole County Public Schools

Date: June 24, 2024

RE: Ronald Reagan Plot Rezone (Seminole County)

Seminole County Public Schools (SCPS), in reviewing the above request, has determined that if approved, the FLUM designation and/or zoning will generate school age children.

Description: Proposed Rezone from A-1, Agriculture to R-1, Single Family Dwelling of +/-4.76 acres generally located **ADJACENT TO** 6200 N. Ronald Reagan Blvd (*for Find My School reference*) **within the jurisdiction of Unincorporated Seminole County**. The applicant is requesting a change to the zoning **to allow a maximum of 13 detached single-family residential units**, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: 14-20-30-300-0310-0000

This review and evaluation is performed on proposed future land use changes, rezones and conditional uses, unplatted parcels, or projects that have not received final entitlement approval. This evaluation does not guarantee that the developments subject to this declaration are exempt from, or determined to meet the school concurrency requirements effective as of January 1, 2008. Changes in enrollment, capacity, any newly platted developments, and any subsequent final development approvals may affect the provision of concurrent school facilities at the point of final subdivision approval, including the potential of not meeting statutory concurrency requirements based on future conditions.

Based on information received from the jurisdiction and the application for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

CSA Capacity:

| DEVELOPMENT IMPACT ON STUDENT GENERATION BY CSA | | | |
|---|----------|---------|---------|
| AFFECTED CSAs | CSA E-10 | CSA M-1 | CSA H-1 |
| CAPACITY | 2,660 | 5,732 | 7,739 |
| 3-YEAR PROGRAM CAPACITY | - | - | - |
| ENROLLMENT | 2,132 | 4,535 | 6,599 |
| AVAILABLE CAPACITY | 528 | 1,197 | 1,140 |
| SCALD RESERVATIONS TO DATE | 516 | 611 | 815 |
| SIA - Ronald Reagan Plot Rezone | 2 | 1 | 2 |
| REMAINING CAPACITY | 10 | 585 | 323 |

Comments CSA Evaluation:

At this point, the students generated at the three CSA levels would be able to be accommodated without exceeding the adopted levels of service (LOS) for each CSA by school type, or there is adjacent capacity to meet LOS as allowed by interlocal agreement. Any planned expansions/additions in the current five-year capital plan would provide additional student capacity to relieve the affected schools is reflected in this review.

Zoned School Enrollment: For informational purposes, the below table indicates the analysis based on the individual school zones within the CSA under current conditions. At this point, the potential students generated **WILL be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned schools.** Any planned expansions/additions that would provide additional student capacity contained in the current five-year capital plan and scheduled to be completed within the next three years are included in this review.

| ELEMENTARY SCHOOLS | ZONED SCHOOL | | | | CSA E-10 |
|--|-----------------|---------------|------------|------------|----------|
| | Region 3 | Hamilton | Midway | Pine Crest | |
| CAPACITY | 2,660 | 754 | 1,046 | 860 | 2,660 |
| 3-YEAR PROGRAM CAPACITY | | | | | - |
| ENROLLMENT | 2,132 | 658 | 804 | 670 | 2,132 |
| AVAILABLE CAPACITY | 528 | 96 | 242 | 190 | 528 |
| SCALD RESERVATIONS TO DATE | 516 | | | | 516 |
| SIA - Ronald Reagan Plot Rezone | 2 | - | - | | 2 |
| REMAINING CAPACITY | 10 | 96 | 242 | 190 | 10 |
| Region 3 Elementary Schools include Hamilton, Midway, and Pine Crest | | | | | |
| MIDDLE SCHOOLS | ZONED SCHOOL | | | | CSA M-1 |
| | Greenwood Lakes | Markham Woods | Millennium | Sanford | |
| CAPACITY | 1,268 | 1,260 | 1,757 | 1,447 | 5,732 |
| 3-YEAR PROGRAM CAPACITY | | | | | - |
| ENROLLMENT | 943 | 882 | 1,336 | 1,374 | 4,535 |
| AVAILABLE CAPACITY | 325 | 378 | 421 | 73 | 1,197 |
| SCALD RESERVATIONS TO DATE | 27 | 182 | 220 | 182 | 611 |
| SIA - Ronald Reagan Plot Rezone | 1 | - | | | 1 |
| REMAINING CAPACITY | 297 | 196 | 201 | (109) | 585 |
| HIGH SCHOOLS | ZONED SCHOOL | | | | CSA H-1 |
| | Lake Mary | Seminole | | | |
| CAPACITY | 2,805 | 4,934 | | | 7,739 |
| 3-YEAR PROGRAM CAPACITY | | | | | - |
| ENROLLMENT | 2,682 | 3,917 | | | 6,599 |
| AVAILABLE CAPACITY | 123 | 1,017 | | - | 1,140 |
| SCALD RESERVATIONS TO DATE | 17 | 798 | | | 815 |
| SIA - Ronald Reagan Plot Rezone | 2 | - | | | 2 |
| REMAINING CAPACITY | 104 | 219 | | | 323 |

Terms and Definitions:

Capacity: The amount of satisfactory permanent student stations as calculated on the date of the second FDOE count in October of the current school year. The number of students that can be satisfactorily accommodated in a room at any given time and which, is typically a lesser percentage of the total number of student stations. NOTE: Capacity is **ONLY** a measure of student stations, not of enrollment.

Concurrency Service Area (CSA): A geographic unit promulgated by the School Board and adopted by local governments within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes. **The CSA listed represents the area that the capacity is considered and student assignment may be in a CSA adjacent to the project.**

Enrollment: For the purposes of concurrency review, the enrollment level is established each year as per Public School Interlocal Agreement Section 12.4 A, which sets the level on the date of the second full time equivalent (FTE) survey for FDOE, generally taken in mid-October.

Programmed 3 Year Additions: New permanent school capacity within the CSA, which will be in place or under actual construction within the first three years of the current SCPS Capital Improvement Plan.

Remaining Capacity: The capacity available for future development after the addition of any programmed capacity and less the reserved capacity.

Reserved Capacity: The total number of student stations reserved in the respective CSA's that are assigned to projects via a SCALD certificate.

School Size: For planning purposes, each public school district must determine the maximum size of future elementary, middle and high schools. Existing school size is determined solely through FISH data. Seminole County Public Schools has established the sizes of future schools (with the exception of special centers and magnet schools) as follows:

- i) Elementary: 780 student stations
- ii) Middle: 1500 student stations
- iii) High: 2,800 student stations

School Attendance Zone: The established geographic area that identifies school assignments pursuant to Board Policy for each District school or region of schools, other than county wide magnet schools. Students shall attend the school(s) serving their residential or regional attendance zone unless otherwise permitted by Board Policy

Students Generated by Project: is determined by applying the current SCPS student generation rate (calculated in the 2017 Impact Fee Study) to the number and type of units proposed. The number of units is determined using information provided by the jurisdiction and/or from the applicant's request. If no actual unit count is provided the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation. **Eventual Student assignment may not be to the school in closest proximity to the proposed residential development.**

Utilization: A State Board Rule prescribed percentage of student stations that a room (and proportionately, a school and school district) can satisfactorily accommodate at any given time. From a school/campus analysis perspective, "utilization" is determined as the percentage of school enrollment to capacity. Current DOE established K-12 utilization factors are as follows:

Elementary 95%, Middle 90%, High 95%



American Engineering and Surveying, Inc.

4250 Alafaya Trail #212-138

Oviedo, FL 32765

Tel 407-732-1263 Fax 407-730-7360

NEIGHBORHOOD MEETING NOTIFICATION LETTER

July 8, 2024

Dear Property Owner:

American Engineering and Surveying Inc. would like to invite you to attend a neighborhood meeting to discuss the rezone of approximately 4.83 acres from A-1 to R-1 for Parcel ID 1420-30-300-0310-0000, located at 6200 N RONALD REAGAN BLVD SANFORD, FL 32773

The purpose of this meeting is to make an introduction prior to holding a public hearing and approval by the Seminole County Board of County Commissioners. The meeting will be held at the Seminole County Library (a/k/a Sanford Library) at the following place and time:

Seminole County Library – North Branch Community Room 150 N. Palmetto Avenue

Sanford, FL 32771

Wednesday July 31, 2024

6 pm – 7 pm

Sincerely,

Vincent Peluso, PE

Summary of Community Meeting

A community meeting was held for the rezoning of property 6200 N Ronald Reagan Blvd Sanford, FL 32773 on Wednesday July 31st, 2024. The meeting was held at the Seminole County Library- North Branch community room, located a 150 N. Palmetto Ave, Sanford FL 32771.

- A Site plan/Development plan was presented to the Homeowners showing the proposed 13 lots/sizes (with one existing to remain), showing community Entrance and exist, proposed stormwater pond location.
- There were approximately 5 Homeowners in attendance, two of which chose to not sign-in
- Speaker: Vincent Peluso, Help with answering questions: Contractor/Builder Matt Osborn, Assistant: Lidia Barrios
- Owners in general wanted to know what the sales price would be of the new homes
- Issues were raised by Homeowners Robert Bradbury and Joan Clowney regarding the existing home that will remain as part of the new development. Vincent Peluso and Matt Osborn clarified that the existing is to remain per the property owner request
- Issues were raised by Homeowner Keith Anderson regarding how the drainage system would work. Vincent Peluso stated that the drainage system will be based off of Seminole county requirements.
- Homeowners Robert Bradbury and Kieth Anderson questioned where the Stormwater Pond would be placed. Vincent Peluso stated it will be based off of County requirements
- Homeowner Joan Clowney and Husband Michael Clowney (Michael chose not to sign-in) questioned whether the new homes would be two-stories as they wanted to keep their privacy in their backyard. Matt Osborn clarified that the new homes would only be single story homes.
- Issues were raised by Homeowner Bob (Robert) Bradbury regarding the how the entrance and exit for the community would work. It was clarified by Vincent Peluso that the new home community will have one entrance and one exit. Exit will be one-way Headed southwest on N Ronald Reagan Blvd toward Orange Ave.

Sign In

Event Name

Ronald Reagan Community Meeting

DATE:

07/31/2024

| # | Print Name | Address | Phone # | E-Mail |
|----|----------------|-------------|--------------|----------------------|
| 1 | BOB BRADBURY | 4120 Ruston | 407 619 7231 | rbradbury@cfi.rr.com |
| 2 | Joan Clowry | 4225 Orange | | jclowry@AOL.com |
| 3 | Keith Anderson | 6125 427 | | KA220418@Yahoo.com |
| 4 | Keith Anderson | 4304 Nolan | | KA220418@Yahoo.com |
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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On November 12, 2024, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A
See Attached Exhibit B

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

Property Owners: Sara Padron

Project Name: Ronald Reagan Plot Rezone

Requested Development Approval: Rezone from A-1 (Agriculture) and R-1A (Single Family Dwelling) to R-1 (Single Family Dwelling) for a proposed single family residential subdivision on approximately 4.76 acres, located on the northeast side of Ronald Reagan Boulevard, southwest of Nolan Road.

Findings: After fully considering staff analysis titled "Ronald Reagan Plot Rezone" and all evidence submitted at the public hearing on November 12, 2024 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to R-1 (Single Family Dwelling) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

The aforementioned application for development approval is **DENIED**.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

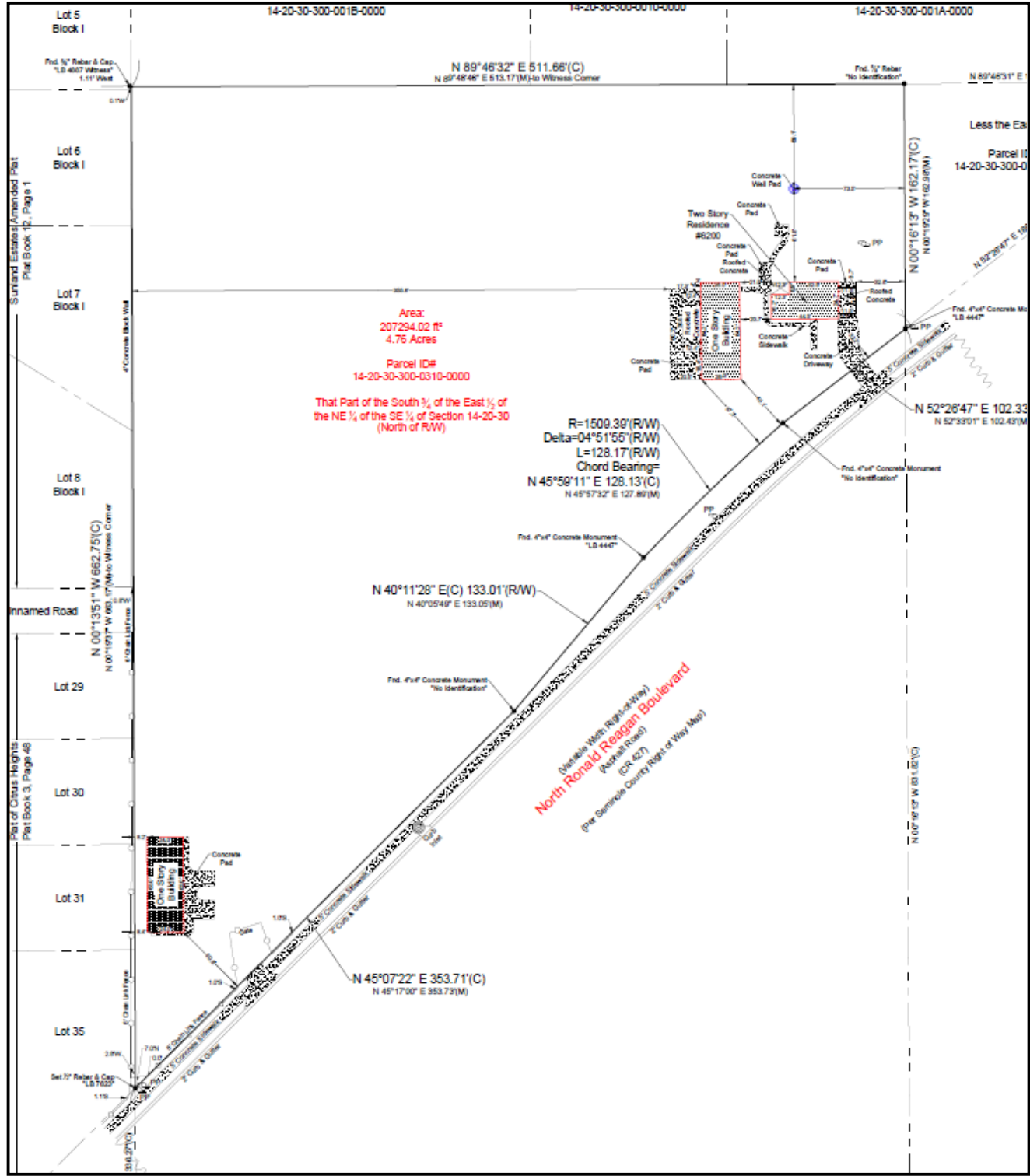
By: _____
Jay Zembower, Chairman

EXHIBIT “A”

LEGAL DESCRIPTION

That Part of the South $\frac{3}{4}$ of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 20 South, Range 30 East, lying North of the old Sanford – Orlando Brick Road, LESS the East 150 Feet thereof and LESS Road Right of Way, Seminole County, Florida.

EXHIBIT "B"
BOUNDARY SURVEY





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-1302

Title:

Master's Academy Special Exception Amendment - Consider an amendment to an existing private school Special Exception to allow three (3) existing temporary portables for permanent placement located at 1500 Lukas Lane, Oviedo, in the A-1 (Agriculture) district; BS2024-01 (McCree Construction, Applicant) District1 - Dallari (Kathy Hammel, Principal Planner)

Department/Division:

Development Services - Planning and Development

Authorized By:

Dale Hall

Contact/Phone Number:

Kathy Hammel (407) 665-7389

Background:

The Applicant is requesting an amendment to an existing private school (Master's Academy) Special Exception to allow permanent placement of three (3) portable buildings on the subject property. The three (3) portables were approved in 2021 as temporary structures for six (6) months. The applicant would like to change the portables from a temporary use to permanent use, therefore an amendment to the Special Exception is required.

The addition of the portable classrooms will not increase the allowable number of students (1,200) or the number of staff.

The Master's Academy Special Exception was approved on July 27, 1998, for a middle and high school. In 2018, an amendment was approved to the Special Exception to replace two existing portable classrooms with one classroom building and two (2) administration buildings. The existing total area of the buildings at the campus is 162,560 square feet and the proposed permanent portable classrooms total 2,592 square feet, which would only be a 1.59 percent (1.59%) increase of permanent buildings square footage.

Staff Findings:

As provided for in Section 30.3.1.5 of the Land Development Code of Seminole County, the Planning and Zoning Commission shall hold a public hearing to consider a proposed Special Exception and submit in writing its recommendations on the proposed action and if the Special Exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioners may allow the amendment of the Special Exception; provided, however, that said Board must first make a determination that the use requested:

IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:

The Special Exception amendment would allow the change of three (3) temporary portable classrooms to permanent. The approximately 31-acre subject parcel is developed as an elementary, middle, and high school established by an approved Special Exception.

The Master's Academy Campus is currently made up of athletic fields, parking facilities and several buildings. The proposed permanent portable classrooms are consistent with the established school use.

DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

The addition of three (3) portable classrooms will not increase the number of students or staff and as such, the expansion is not creating undue adverse effects on existing traffic patterns, movements and volumes.

IS CONSISTENT WITH THE SEMINOLE COUNTY COMPREHENSIVE PLAN:

Middle and High Schools are permitted by Special Exception in the Medium Density Residential (MDR) future land use designation; and is therefore, consistent with the Seminole County Comprehensive Plan.

MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:

- i. Is consistent with the general zoning plan of the rural zoning classifications; and
- ii. Is not highly intensive in nature; and
- iii. Is compatible with the concept of low-density rural land use; and
- iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.

The Master's Academy Campus is bounded by Home Depot on the northeast, Lukas Nursery on east, SR 417 on the west, and agricultural property on the south side across Slavia Road. The expansion of the school will not impact the existing school use on the neighboring properties.

The existing trend of development of the area is agricultural, residential, and commercial uses. The Master's Academy has been established since 1998 and the proposed expansion of the school will not increase the number of students or adversely impact the surrounding properties; therefore, the proposed expansion to the Master's Academy site plan is in character with existing uses and compatible with the trend of development of the area. The subject property is serviced by Seminole County Water and Sewer.

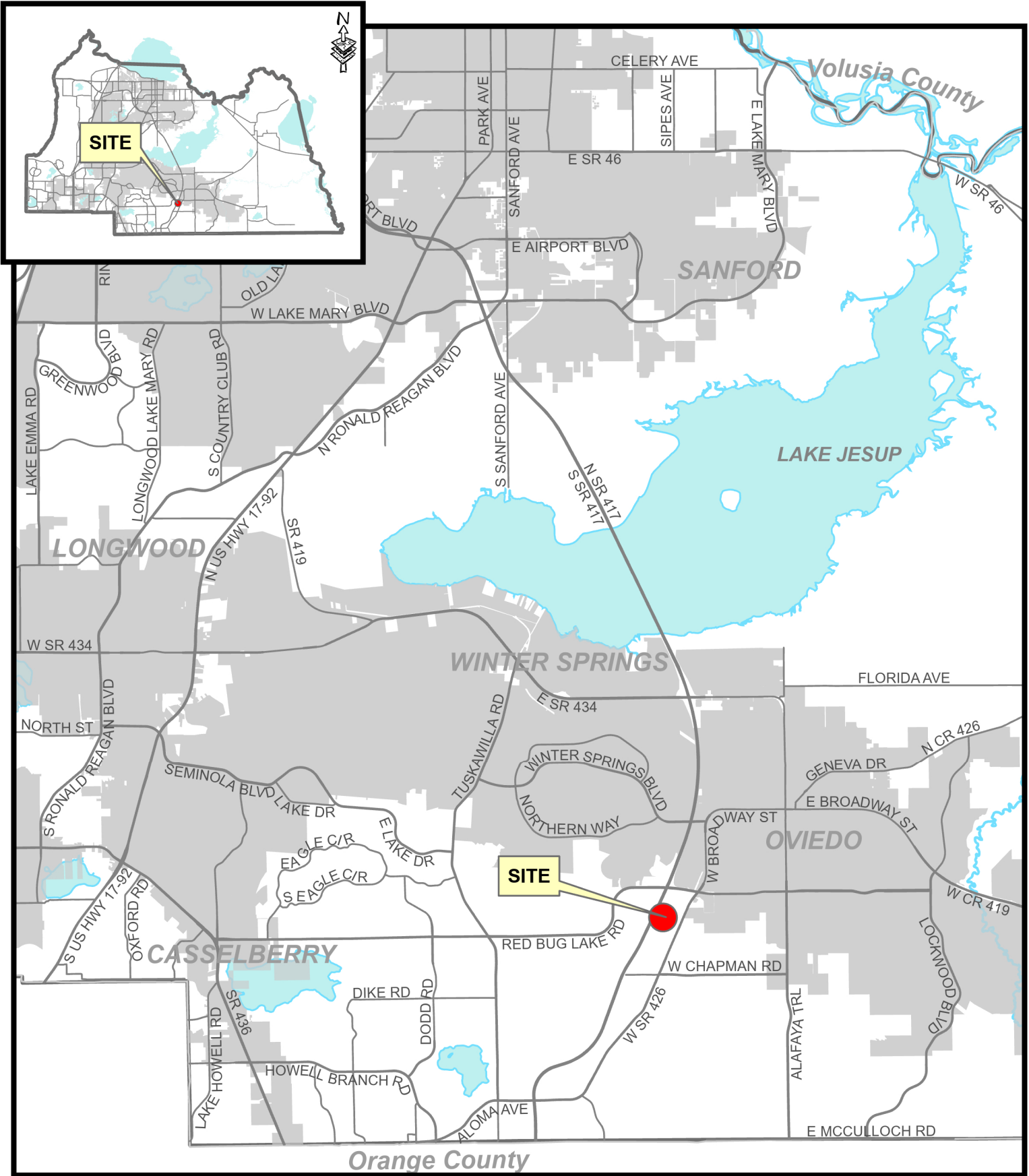
Sec. 30.124 (b)(4) of the Land Development Code of Seminole County identifies public and private nursery schools, kindergartens, middle schools, high schools, and colleges as Special Exception uses in the A-1 zoning category.

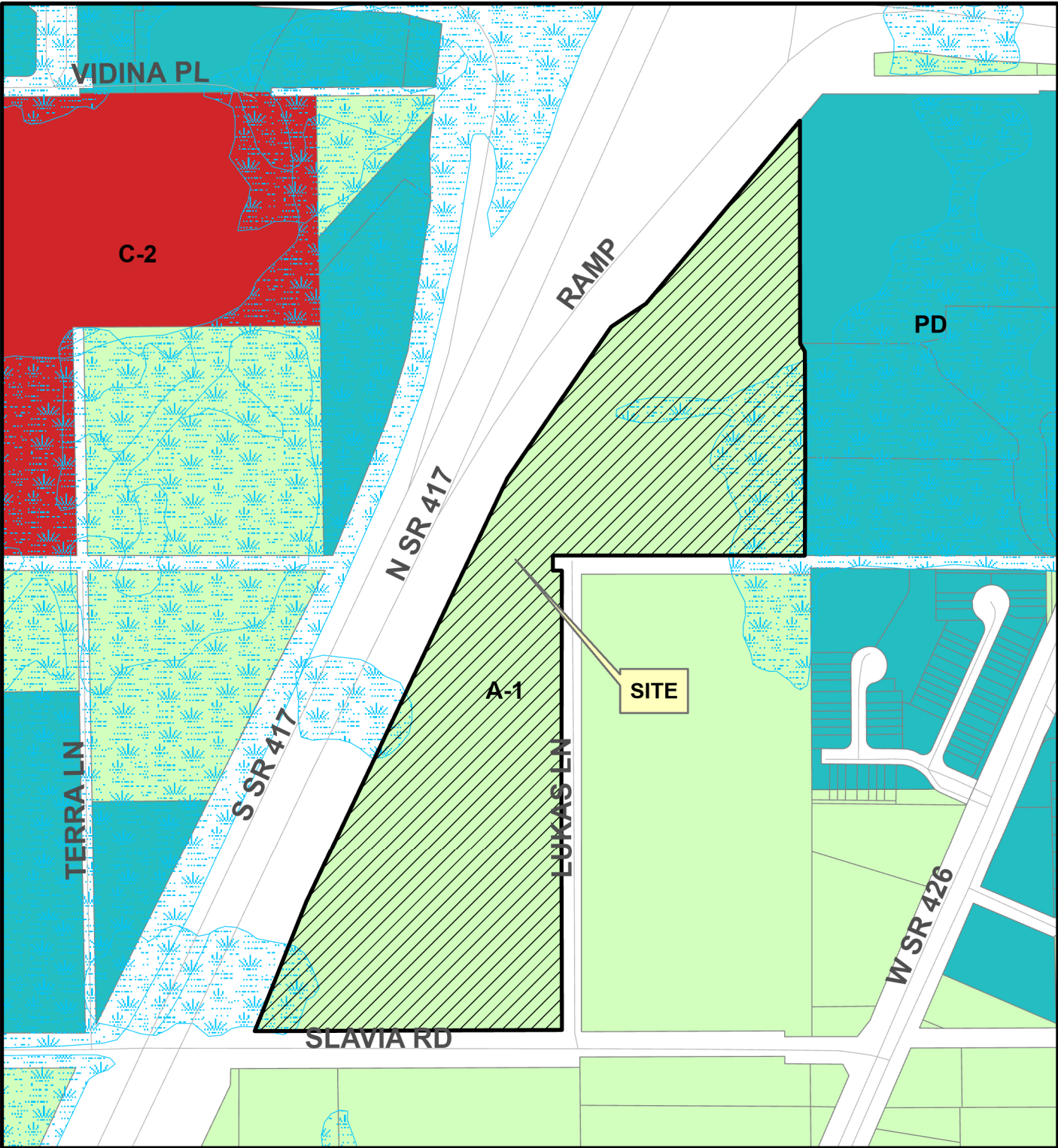
WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:

The Master's Academy school has operated on this site for over two decades and the permanent placement of three (3) existing portables would not change the primary function of the campus, nor its relationship to the surrounding area. The campus is not out of character with the surrounding uses; therefore, the granting of the subject Special Exception will not adversely affect the public interest.

Requested Action:

Staff requests that the Board of County Commissioners approve the Special Exception Amendment and associated Development Order for permanent placement of three (3) portable classrooms in the A-1 zoning district on 30.79 acres.





Project Name: Master's Academy
Special Exception Amendment
Project No.: BS2024-001
Applicant: McCree Construction

Project Zoning: A-1



- | | |
|--|---|
|  Site |  C-2 |
|  CONS |  PD |
|  A-1 | |



Project Name: Master's Academy
 Special Exception Amendment
 Project No.: BS2024-001
 Applicant: McCree Construction

Project Location:
 1500 Lukas Lane
 Oviedo, FL 32765

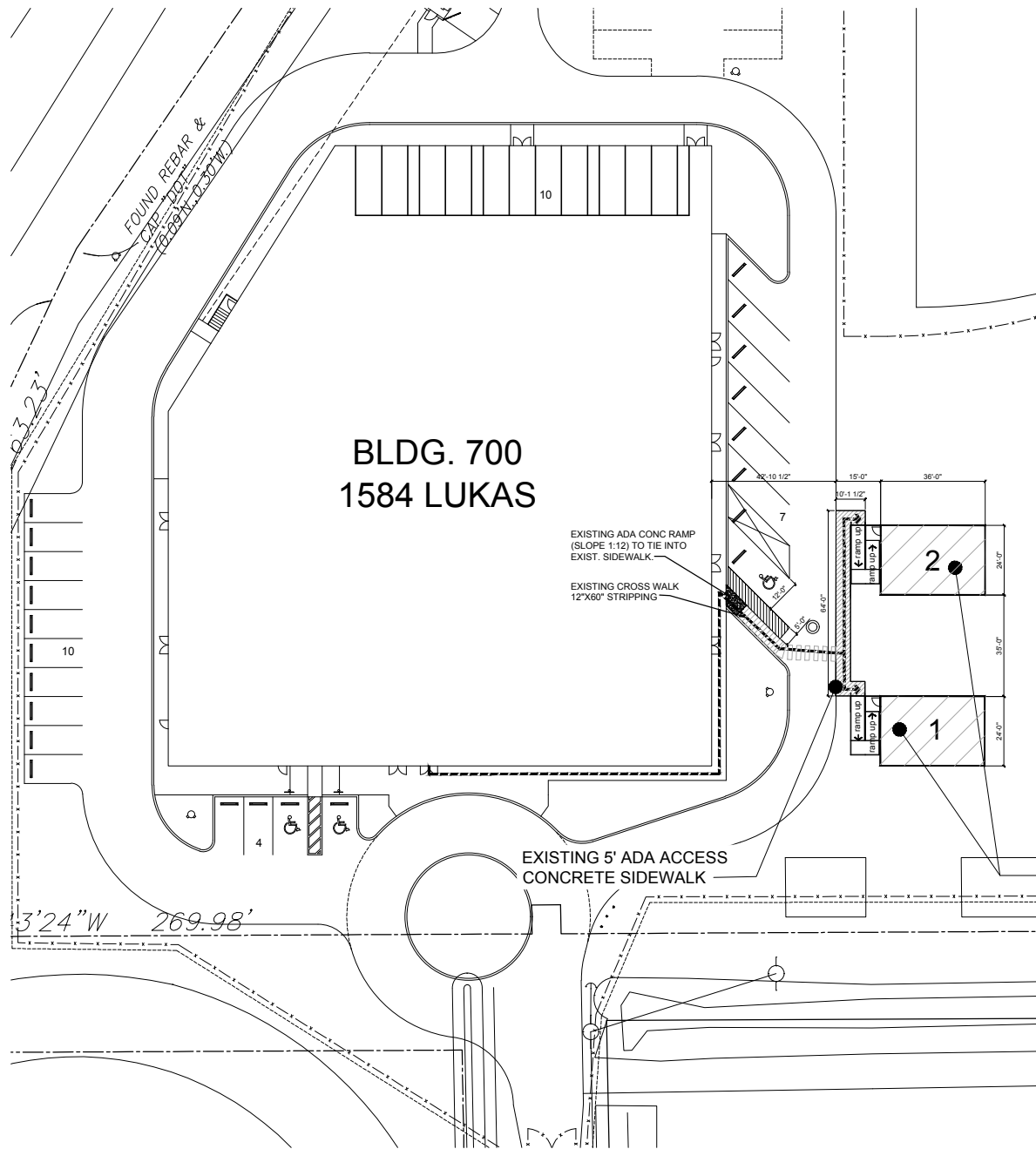


 Site

Date: 7/30/2024

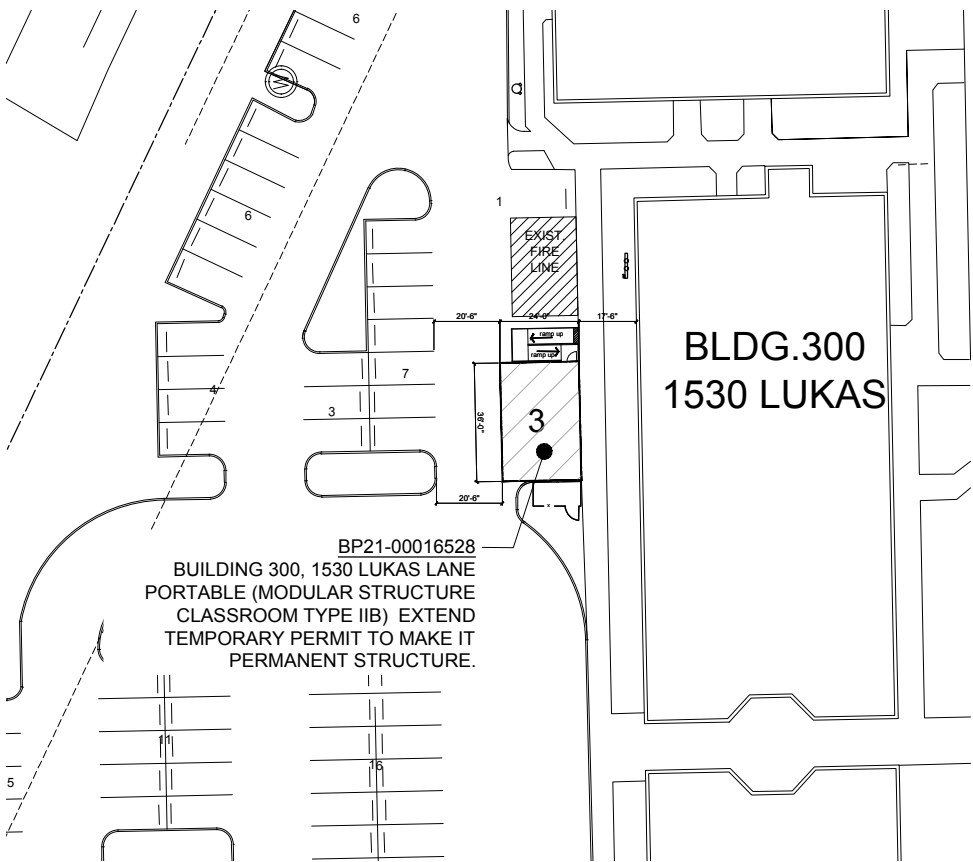
Name BS2024-001Aerial

X:\AE\0602024\24-114-20 TMA Classroom Portables Permit Extension\DRAWINGS\24-114 TMA Classroom portables.dwg Fri, 12 Jul 2024 03:36 pm



 **BUILDING 700
PORTABLE LOCATION**
1
AS1
SCALE: NTS

BP21-00013632
BUILDING 700, 1584 LUKAS LANE
(2) EXISTING PORTABLES
(MODULAR STRUCTURE
CLASSROOM TYPE IIB). EXTEND
TEMPORARY PERMIT TO MAKE IT
PERMANENT STRUCTURE.



 **BUILDING 300
PORTABLE LOCATION**
2
AS1
SCALE: NTS

PARCEL ID: 16-21-31-5CA-0000-028A
SITE ZONING: AGRICULTURAL-1Ac

ZONING OF ADJACENT PROPERTIES:
NORTHEAST: PCD
ALL OTHERS: A-1

BUILDING DATA:

| | |
|-------------|-----------|
| BLDG. 100 = | 25,680 SF |
| BLDG. 200 = | 29,247 SF |
| BLDG. 300 = | 28,050 SF |
| BLDG. 400 = | 5,458 SF |
| BLDG. 500 = | 10,425 SF |
| BLDG. 600 = | 6,848 SF |
| BLDG. 700 = | 37,453 SF |
| BLDG. 800 = | 4,961 SF |

| | |
|----------------|----------|
| COVER PLAY = | 7,560 SF |
| (3) PORTABLE = | 2,592 SF |
| (2) SHED = | 1,132 SF |
| MISC BLDG. = | 5,746 SF |

TOTAL BUILDING AREA= 165,152 SF

PAVING AREA/SIDEWALK

| | |
|-------------------|------------|
| ASPHALT PARKING = | 217,813 SF |
| SIDEWALK = | 51,745 SF |
| TRACK = | 43,533 SF |

TOTAL PAVE AREA/SIDEWALK = 313,091 SF

TOTAL PERVIOUS AREA = 478,243 SF
TOTAL IMPERVIOUS AREA = 862,839 SF

TOTAL SITE AREA = 1,341,082 SF OR 30.79 ACRES

PARKING CALCULATIONS:

TOTAL PARKING SPACES REQUIRED: 458 SPACES
PROVIDED: 478 SPACES



TOM F. GRIFFEN
LIC. No.: AR-0008315

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEAL
BY TOM F. GRIFFEN USING DIGITAL SIGNATURE, AND DATE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

SITE PLAN PORTABLE LOCATION PLANS

**THE MASTERS ACADEMY
CLASSROOM PORTABLES
1500 LUKAS LN.
OVIEDO, FL 32765**

AS1

McCreary
ARCHITECTS & ENGINEERS, INC.

**License No.
AAC002100**

500 E. Princeton St.
Orlando, FL 32803
P.O. Box 547369
Orlando, FL 32854-7369
Phone: 407-898-4821
Fax: 407-896-5763

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| | | | |
|-------------|-----------|------|----------|
| DATE | 24.114.20 | DATE | 04/19/24 |
| COORDINATOR | RTM JR. | DATE | 07/12/24 |
| ARCHITECT | TFG | DATE | 07/12/24 |
| CAPTAIN | VPG | DATE | 07/12/24 |
| FILE | 24114.dwg | DATE | 07/12/24 |

ISSUE FOR PERMIT

DRC COMMENTS

I S D E

Seminole County Planning & Development
1101 E 1st Street
Sanford, FL 32771

Project#: 24-32000002

To whom it may concern:

The Masters Academy (TMA) is an existing private school located at 1500 Lucas Lane, Oviedo, Florida 32765. In 2021 TMA permitted and installed (3) portable classroom buildings on their campus, where shown on the plans, and they would like to request an Amendment to their Special Exception to change the status of the (3) portables from “temporary” to “permanent”. The existing allowable number of students is 1,200 and the portable classrooms do not change this number or the number of staff. The existing total area of the buildings on campus is 162,560 sf (not including the portables) and the (3) portable classrooms are 2,592 sf total, that adds only 1.59 percent increase in area to 165,152 total.

Summary of business operation: Founded in 1986, The Master's Academy is a K - 12th grade Christian school that partners with Christian families. TMA students benefit from varying levels of academic rigor, competitive athletic offerings, innovative fine arts opportunities, and instruction from caring teachers in a safe environment. The school sits on a 30.79 acres campus that in addition to academic spaces includes a turf football field, baseball stadium, and performing arts center.

Hours of operation: School Office Hours: 7:30a.m. – 4:00 p.m. / Athletic Games and Fine Arts Events take place during evening hours.

Seating capacity: 1,200 students

Number of clients/students: current enrollment is 1,161

Staff: 155 Full Time / 215 Total (full and part time)

Employee shifts: Office and teaching staff have varied shifts within the range of 7:00 a.m. – 5:00 p.m. / Maintenance personnel cover shifts from 6:00 a.m. to 2p.m. and 2p.m. to 10:00 p.m.

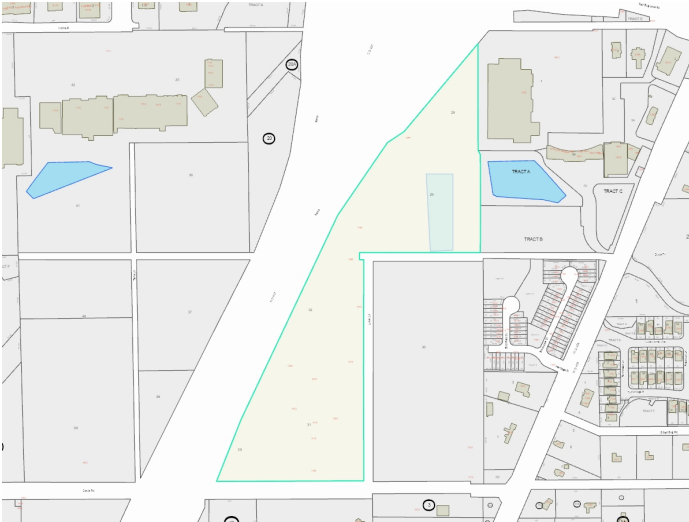
Tom F. Griffin, AIA
Architect
AR-0008315

Property Record Card



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

Parcel Location



Site View



Parcel Information

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

Value Summary

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

2023 Certified Tax Summary

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

Owner(s)

Name - Ownership Type

TMA PROPERTIES FOUNDATION INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

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

Sales

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

Land

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

| Building Information | |
|----------------------|------------------------------------|
| # | 1 |
| Use | MASONRY PILASTER . |
| Year Built* | 2001 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft²) | 23400 |
| Total Area (ft²) | |
| Constuction | CONCRETE BLOCK-STUCCO - MASONRY |
| Replacement Cost | \$3,184,288 |
| Assessed | \$2,372,295 |

Building 1

* Year Built = Actual / Effective

| Building Information | |
|----------------------|------------------------|
| # | 2 |
| Use | STEEL/PRE ENGINEERED. |
| Year Built* | 2001 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft²) | 22082 |
| Total Area (ft²) | |
| Constuction | BRICK COMMON - MASONRY |
| Replacement Cost | \$3,062,266 |
| Assessed | \$2,204,832 |

Building 2

* Year Built = Actual / Effective

| Appendages | |
|---------------------|------------|
| Description | Area (ft²) |
| OPEN PORCH FINISHED | 9994 |

| Building Information | |
|----------------------|-----------------------|
| # | 3 |
| Use | STEEL/PRE ENGINEERED. |
| Year Built* | 2001 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft²) | 19275 |
| Total Area (ft²) | |
| Constuction | NO WALLS |
| Replacement Cost | \$2,310,811 |
| Assessed | \$1,663,784 |

Building 3

* Year Built = Actual / Effective

| Building Information | |
|----------------------|--------------------|
| # | 4 |
| Use | MASONRY PILASTER . |
| Year Built* | 2005 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft²) | 19346 |
| Total Area (ft²) | |
| Constuction | NO WALLS |
| Replacement Cost | \$2,345,317 |
| Assessed | \$1,841,074 |

Building 4

* Year Built = Actual / Effective

| Building Information | |
|----------------------|------------------------|
| # | 5 |
| Use | MASONRY PILASTER . |
| Year Built* | 2004 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft²) | 27414 |
| Total Area (ft²) | |
| Constuction | BRICK COMMON - MASONRY |
| Replacement Cost | \$3,499,728 |
| Assessed | \$2,712,289 |

Building 5

* Year Built = Actual / Effective

| Appendages | |
|---------------------|------------|
| Description | Area (ft²) |
| CANOPY | 594 |
| OPEN PORCH FINISHED | 1482 |
| UTILITY FINISHED | 112 |

| Building Information | |
|----------------------|------------------------|
| # | 6 |
| Use | MASONRY PILASTER . |
| Year Built* | 2003 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft²) | 9872 |
| Total Area (ft²) | |
| Constuction | BRICK COMMON - MASONRY |
| Replacement Cost | \$1,291,202 |
| Assessed | \$987,770 |

Building 6

* Year Built = Actual / Effective

| Appendages | |
|---------------------|------------|
| Description | Area (ft²) |
| OPEN PORCH FINISHED | 128 |

| Building Information | |
|----------------------|------------------------------------|
| # | 7 |
| Use | MASONRY PILASTER . |
| Year Built* | 2004 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft²) | 875 |
| Total Area (ft²) | |
| Constuction | CONCRETE BLOCK-STUCCO - MASONRY |
| Replacement Cost | \$126,056 |
| Assessed | \$97,693 |

Building 7

* Year Built = Actual / Effective

| Building Information | |
|----------------------|------------------------------------|
| # | 8 |
| Use | MASONRY PILASTER . |
| Year Built* | 2004 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft²) | 875 |
| Total Area (ft²) | |
| Constuction | CONCRETE BLOCK-STUCCO - MASONRY |
| Replacement Cost | \$112,642 |
| Assessed | \$87,298 |

Building 8

* Year Built = Actual / Effective

| Permits | | | | |
|----------|--|----------|----------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 08672 | 1520 LUKAS LN: ALTERATION COMMERCIAL-Type IIB, CMU/Metal building [SLAVIA COLONY COS SUBD] | \$50,000 | 8/5/2024 | 7/1/2024 |
| 16001 | 1584 LUKAS LN: RADIO ENHANCEMENT SYSTEM-School [SLAVIA COLONY COS SUBD] | \$42,000 | | 12/21/2023 |
| 12588 | 1500 LUKAS LN: GAS - COMMERCIAL- PRIVATE SCH & COLLEGE [SLAVIA COLONY COS SUBD] | \$0 | | 8/17/2023 |

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

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

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

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

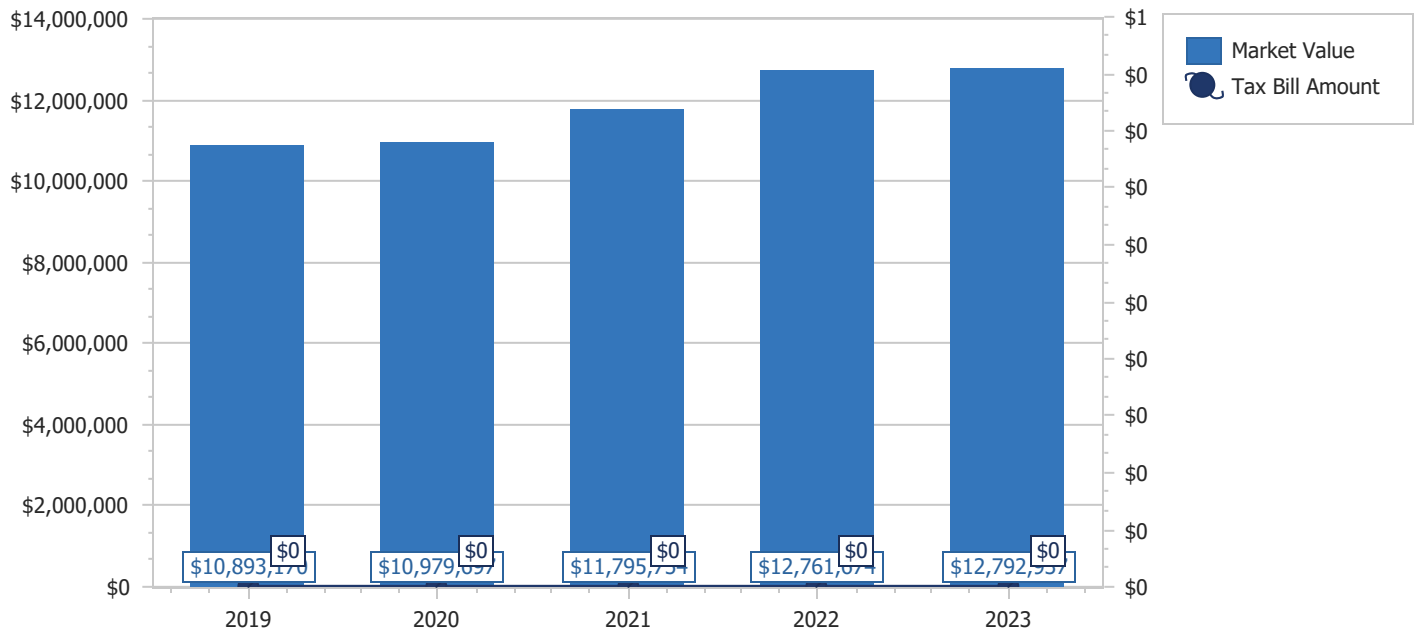
| Zoning | |
|-----------------|----------------------------|
| Zoning | A-1 |
| Description | Agricultural-1Ac |
| Future Land Use | MDR |
| Description | Medium Density Residential |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 1 - Bob Dallari |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 61 |

| School Districts | |
|------------------|---------------|
| Elementary | Evans |
| Middle | Indian Trails |
| 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 | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2024 © Seminole County Property Appraiser

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On November 12, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

(The above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: Master's Academy
1500 Lucas Lane
Oviedo, FL 32765

Project Name: The Master's Academy Amendment

Requested Development:

An amendment to allow three (3) portable classrooms

The findings reflected in the record of the November 12, 2024, Board of County Commissioners meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee

ordinances, to the extent that such requirements are not inconsistent with this Development Order.

(3) The conditions upon this development approval are as follows:

- a. The Special Exception granted applies only to the three (3) portables as depicted on the Special Exception Site Plan.
- b. The layout of the proposed uses will be substantially consistent with that which is depicted on the Special Exception Site Plan.
- c. Prior to the issuance of development permits, a Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
- d. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception, is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of Adjustment.
- e. This Development Order # 24-32000002 will be supplemental to the Special Exception granted through Development Order # 08-32000001. The Special Exception granted through Development Order # 08-32000001 will remain in full force and effect except to the extent that the terms therein are inconsistent with this Development Order.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal

agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

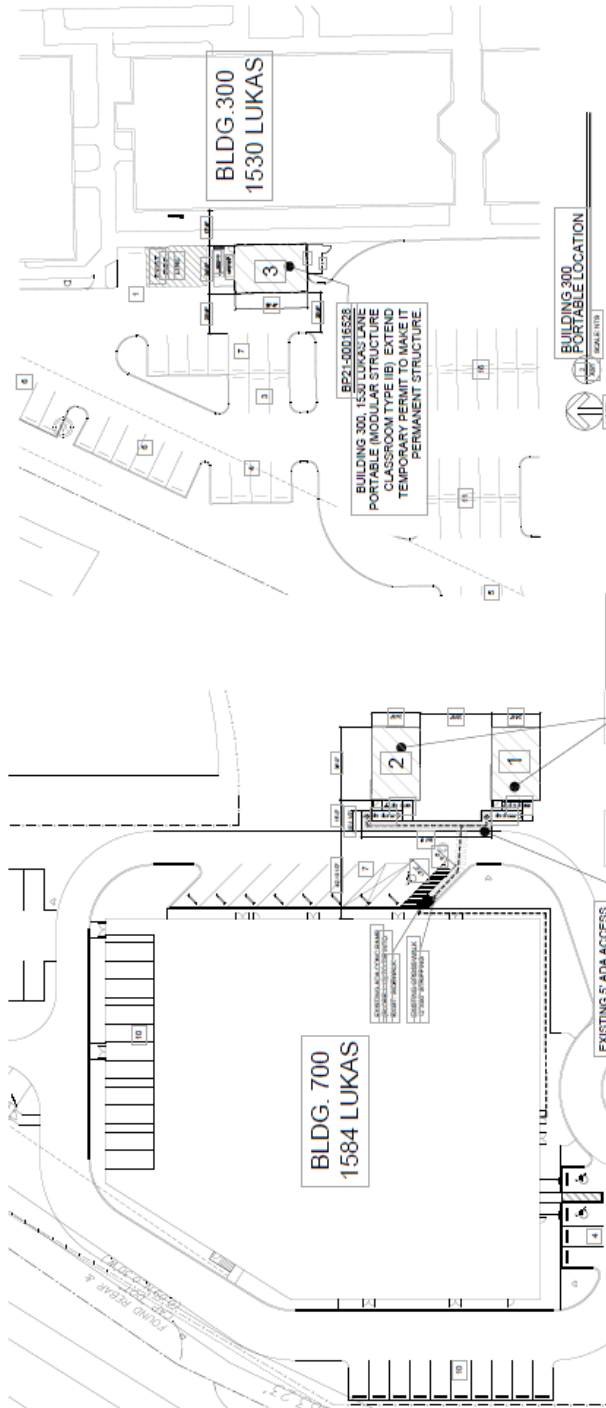
Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Jay Zembower, Chairman

Prepared by: Kathy Hammel, Principal Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On November 12, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

(The above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: Master's Academy
1500 Lucas Lane
Oviedo, FL 32765

Project Name: The Master's Academy Amendment

Requested Development:

An amendment to allow three (3) portable classrooms

The findings reflected in the record of the November 12, 2024, Board of County Commissioners meeting are incorporated in this Order by reference.

CONCLUSIONS OF LAW

The Board of Adjustment concludes that the proposed use is inconsistent with development trends in the area, is detrimental to the character of the area, and would adversely affect the public interest; and therefore, should not be permitted.

B. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Jay Zembower, Chairman

Prepared by: Kathy Hammel, Principal Planner
1101 East First Street
Sanford, Florida 32771