



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

PROJ. #: 26-80000014

Received: 2/9/26

Paid: 2/11/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: Trinity Preparatory School - Rezoning	
PARCEL ID #(S): 36-21-30-300-017A-0000	
TOTAL ACREAGE: 34.87 ac 45.86	BCC DISTRICT: District 1
ZONING: A-1	FUTURE LAND USE: PUBS

APPLICANT

NAME: Byron M. Lawson	COMPANY: Trinity Preparatory School of Florida, Inc.
ADDRESS: 5700 Trinity Prep. Lane	
CITY: Winter Park	STATE: FL ZIP: 32792
PHONE: (321) 282 - 2521	EMAIL: [REDACTED]

CONSULTANT

NAME: Richard V. Baldocchi	COMPANY: AVCON, Inc.
ADDRESS: 5555 E. Michigan Street, Suite 200	
CITY: Orlando	STATE: FL ZIP: 32822
PHONE: (407) 599 - 1122	EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: A Pre-Application meeting is being requested to discuss a rezoning to PD

STAFF USE ONLY

COMMENTS DUE: 2/20	COM DOC DUE: 2/26	DRC MEETING: 3/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: Pubs	LOCATION:
W/S: Seminole County	BCC: 1: Dallari	on the southeast corner of Aloma Ave and Trinity Prep Ln

Agenda: 2/27



AVCON, INC.
ENGINEERS & PLANNERS

5555 E. Michigan St., Suite 200
Orlando, FL 32822-2779
Phone: (407) 599-1122
Fax (407) 599-1133
www.avconinc.com

February 6, 2026

Seminole County Government
Planning & Development Division
1101 East First Street
2nd Floor, West Wing Room 2028
Sanford, FL 32771

**Reference: Trinity Preparatory School
Rezoning Pre-Application Narrative**

Dear Staff:

This application and letter are being submitted to request a pre-application meeting for the rezoning of the Trinity Preparatory School Campus parcel. The school is located within both Seminole and Orange County at 5700 Trinity Prep Lane, Winter Park, FL 32792. The Seminole County Parcel ID number is: 36-21-30-3000-017A-0000.

The school is interested in rezoning the parcel from its current zoning designation 'A-1' to Planned Development (PD). The school is currently operating under a special exception for its current use on an Agricultural-zoned property, and as such is required to modify the special exception in order to proceed with any campus improvements.

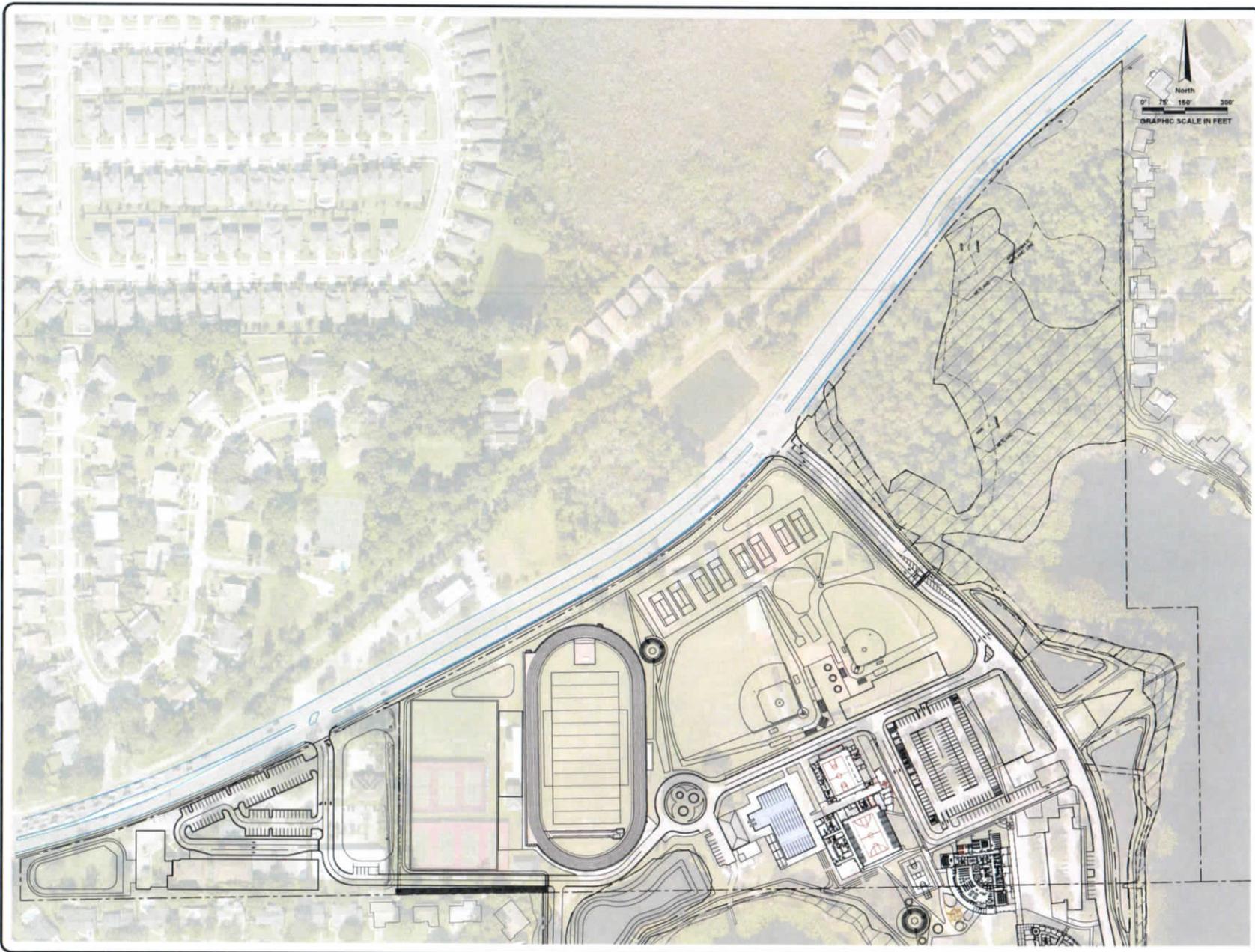
The rezoning to a PD is intended to streamline the future permitting process between the school and Seminole County for a number of upcoming proposed projects. Enclosed with this letter is the required Site Map of the existing conditions and an overlay of the proposed school master plan. These future site modifications are not intended to be included with the rezoning application and will be submitted for review through the proper permitting channels.

Sincerely,

AVCON, INC.

A handwritten signature in black ink, appearing to read "R. Baldocchi".

Rick Baldocchi, P.E.
Vice President



AMCON, INC.
ENGINEERS & PLANNERS
1114 S. WINDYBELL AVENUE, SUITE 100, WILMINGTON, DE 19804
(302) 438-7000 FAX: (302) 438-1111
WWW.AMCON.COM

WINDYBELL, P.E.
D.P.E. 0002

**TRINITY
PREPARATORY
SCHOOL**

LAND USE PLAN (LUP)

**PROPOSED
MASTER PLAN**

ATTENTION:
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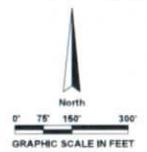
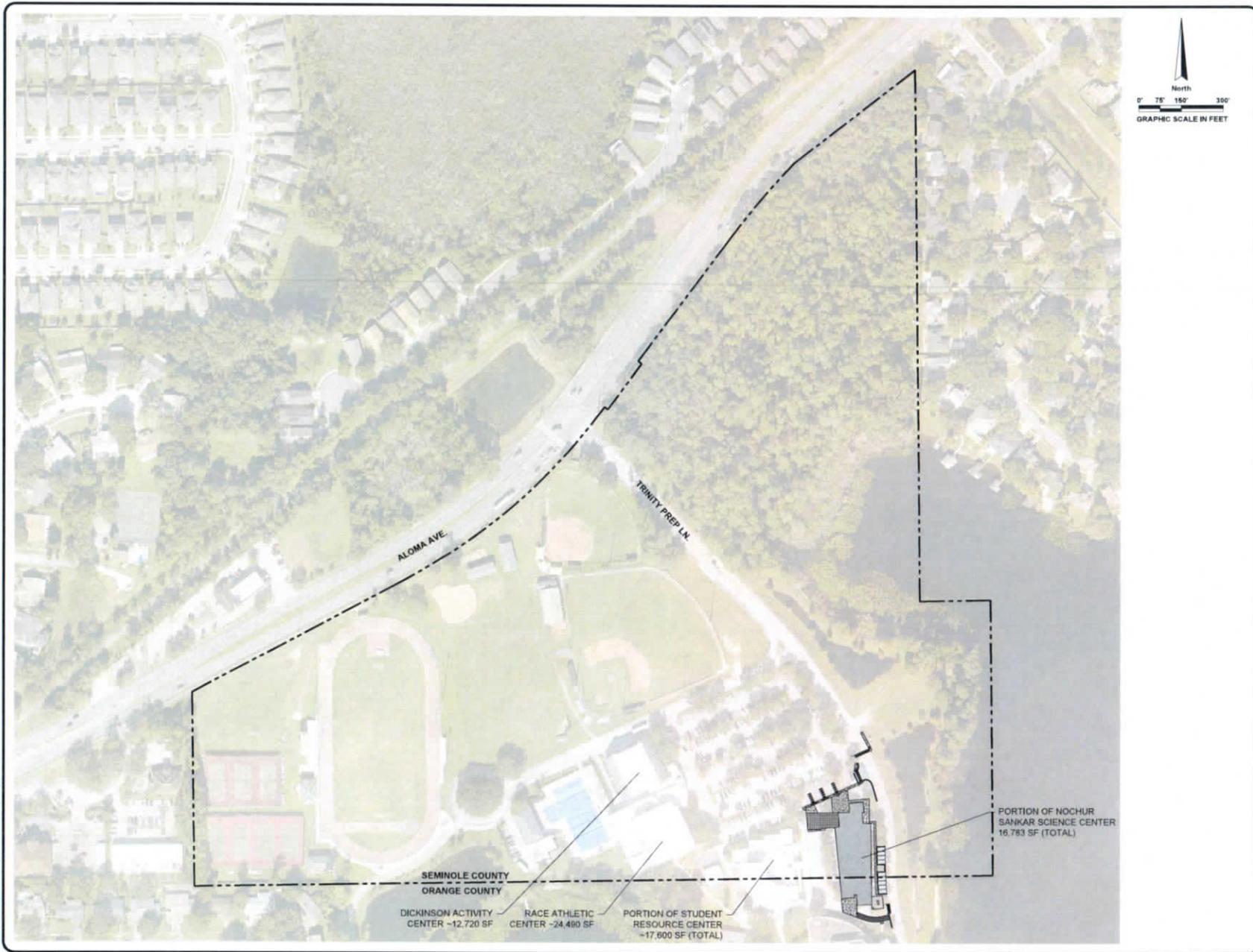
SCALE: _____

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: BRE
DRAWN BY: BRE
CHECKED BY: RJS
APPROVED BY: RJS
DATE: 2026-2-9

AMCON PROJECT No. 2025.2541.05

**SHEET NUMBER
EX-02**



AVCON, INC.
 ENGINEERS & PLANNERS
 1111 E. WASHINGTON ST., SUITE 200, ORLANDO, FL 32807
 (407) 241-1111 • FAX: (407) 241-1111
 CONTRACTS TO BE OPENED BY AIR MAIL FROM ORLANDO, FL
 WWW.AVCON.COM

BRADLEY ISWELL, P.E.
 12.18.2002

**TRINITY
 PREPARATORY
 SCHOOL**

LAND USE PLAN (LUP)

**EXISTING SITE
 CONDITIONS**

4/17/2010

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SCALE:

REVISIONS:			
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: BRE
 DRAWN BY: BRE
 CHECKED BY: RJS
 APPROVED BY: RJS
 DATE: 2026-2-6

AVCON PROJECT No. 2025.2541.05

**SHEET NUMBER
 EX-01**

SEMINOLE COUNTY
 ORANGE COUNTY

DICKINSON ACTIVITY CENTER ~12,720 SF

RACE ATHLETIC CENTER ~24,480 SF

PORTION OF STUDENT RESOURCE CENTER ~17,800 SF (TOTAL)

PORTION OF NOCHUR SANKAR SCIENCE CENTER 16,783 SF (TOTAL)

Property Record Card



Parcel: **36-21-30-300-017A-0000**
 Property Address: **5700 TRINITY PREP LN WINTER PARK, FL 32792**
 Owners: **TRINITY PREPARATORY SCHOOL OF FLA INC**
 2026 Market Value \$5,439,535 Assessed Value \$2,880,057 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$73,608.82
 Private School & College property w/1st Building size of 615 SF and a lot size of 45.86 Acres

Parcel Location



Site View



Parcel Information

Parcel	36-21-30-300-017A-0000
Property Address	5700 TRINITY PREP LN WINTER PARK, FL 32792
Mailing Address	5712 TRINITY PREP LN WINTER PARK, FL 32792
Subdivision	
Tax District	01:County Tax District
DOR Use Code	72:Private School & College
Exemptions	30-EDUCATION (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$1,104,558	\$1,133,111
Depreciated Other Features	\$473,767	\$386,834
Land Value (Market)	\$3,861,210	\$3,861,210
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,439,535	\$5,381,155
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$2,559,478	\$2,762,921
P&G Adjustment	\$0	\$0
Assessed Value	\$2,880,057	\$2,618,234

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$73,608.82
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$73,608.82

Owner(s)

Name - Ownership Type
 TRINITY PREPARATORY SCHOOL OF FLA INC

Note: 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)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,880,057	\$2,880,057	\$0
Schools	\$5,439,535	\$5,439,535	\$0
FIRE	\$2,880,057	\$2,880,057	\$0
ROAD DISTRICT	\$2,880,057	\$2,880,057	\$0
SJWM(Saint Johns Water Management)	\$2,880,057	\$2,880,057	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/1980	\$100	01313/0162	Vacant	No

Land

Units	Rate	Assessed	Market
34.17 Acres	\$113,000/Acre	\$3,861,210	\$3,861,210

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1977
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	615
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$99,286
Assessed	\$41,700

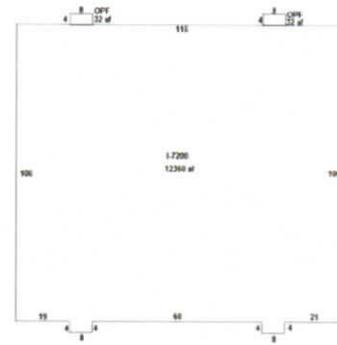


Building 1

* Year Built = Actual / Effective

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1983
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	12360
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,654,776
Assessed	\$852,210

* Year Built = Actual / Effective



Building 2

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	32
OPEN PORCH FINISHED	32

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	735
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$107,079
Assessed	\$65,050

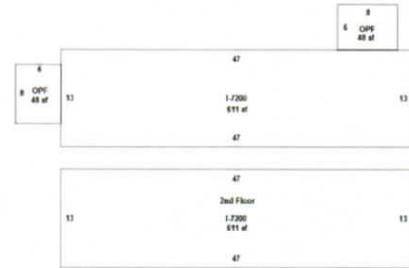
* Year Built = Actual / Effective



Building 3

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1222
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$198,092
Assessed	\$145,598

* Year Built = Actual / Effective



Building 4

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	48
OPEN PORCH FINISHED	48

Permits				
Permit #	Description	Value	CO Date	Permit Date
07810	5712 TRINITY PREP LN: SITE LIGHTING-site lighting	\$19,365		7/9/2025
06745	5712 TRINITY PREP LN: SIGN (POLE,WALL,FACIA)-NEW BUILDING - ALUM FABRICATED SIGNS	\$0		5/21/2025
09787	5719 TRINITY PREP LN: CONSTRUCTION TRAILER-Construction Trailer	\$10,000		10/16/2024
19341	5712 TRINITY PREP LN: SCHOOLS OR EDUCATIONAL BLDGS-Tilt wall, Steel floor and roof framing	\$17,000,000	8/20/2025	7/23/2024
03790	5732 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)-	\$21,000		8/15/2022
19645	5720 TRINITY PREP LN: SIGN (POLE,WALL,FACIA)-scoreboard	\$27,000		1/31/2022
10441	5722 TRINITY PREP LN: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-SHADE STRUCTURE FOR POOL DECK	\$125,000		12/1/2020
03029	5732 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)-SCORBOARD	\$28,515		5/5/2020
03027	5726 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)-SCOREBOARD	\$10,140		4/30/2020
16354	5700 TRINITY PREP LN: FENCE/WALL COMMERCIAL-Masonry Wall	\$37,914		12/20/2019

06515	5700 TRINITY PREP LN: OTHER BUILDING COMMERCIAL-Guard House	\$20,000	9/18/2019	7/30/2019
06583	5720 TRINITY PREP LN: SWIMMING POOL COMMERCIAL-swimming pool with decking	\$200,000		6/26/2019
12612	REROOF- 5722 TRINITY PREP LN	\$31,000		9/18/2018
12259	ELECTRICAL	\$28,000		8/29/2018
00455	INSTALL SHADE CANOPY FOR 3 EXISTING BLEACHERS	\$2,450		1/8/2018
06564	FIRE ALARM SYSTEM INSTALLATION - 5690 TRINITY PREP LN	\$500		6/15/2015
06563	FIRE ALARM SYSTEM INSTALLATION - 5686 TRINITY PREP LN	\$500		6/15/2015
06566	FIRE ALARM SYSTEM INSTALLATION - 5694 TRINITY PREP LN	\$500		6/15/2015
06567	FIRE ALARM SYSTEM INSTALLATION - 5674 TRINITY PREP LN	\$500		6/15/2015
06568	FIRE ALARM SYSTEM INSTALLATION - 5678 TRINITY PREP LN	\$500		6/15/2015
06569	FIRE ALARM SYSTEM INSTALLATION - 5682 TRINITY PREP LN	\$500		6/15/2015
04092	MECHANICAL - 5720 TRINITY PREP LN	\$29,789		4/17/2015
07494	ELECTRICAL - 5732 HUBBARD FIELD WAY	\$1,200		7/30/2014
05825	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5690 TRINITY PREP LN	\$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	\$25,000	8/8/2014	6/13/2014
05860	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5674 TRINITY PREP LN	\$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	\$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	\$25,000	8/8/2014	6/13/2014
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	\$26,000	9/9/2014	5/16/2014
03155	INSTALL TEMPORARY PORTABLE CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5694 TRINITY PREP LN	\$25,000	8/8/2014	4/9/2014

02219	CONSESSION STAND - 5726 HUBBARD FIELD WAY	\$175,000	8/30/2013	3/28/2013
02221	RESTROOM BUILDING - 5726 HUBBARD FIELD WAY	\$150,000	8/23/2013	3/28/2013
08304	FIRE ALARM SYSTEM INSTALLATION - 5722 TRINITY PREP LN	\$6,440		10/24/2011
05080	ADDITION TO ACTIVITY CENTER; PAD PER PERMIT 5722 TRINITY PREP LN	\$75,000	12/30/2011	6/22/2011
06335	INSTALL 6 LIGHT POLES FOR BALL FIELDS; PAD PER PERMIT 5711 TRINITY PREP LN	\$74,000		6/13/2008
05366	ATHLETIC UTILITY BUILDING; PAD PER PERMIT 5732 HUBBARD FIELD WAY	\$90,000	1/23/2009	5/21/2008
08510	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5743 HUBBARD FIELD WAY	\$7,250		7/21/2006
06744	OTHER NONRESIDENTIAL BUILDINGS/SHADE CANOPY	\$30,000		6/8/2006
02860	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 5743 HUBBARD FIELD WAY	\$1,720		3/15/2006
00771	NEW CONSTRUCTION - MAINT BLDG; PAD PER PERMIT 5743 HUBBARD FIELD WAY	\$200,000	8/23/2006	1/24/2006
20289	REROOF AUDITORIUM; PAD PER PERMIT 5720 TRINITY PREP LN	\$46,250		11/30/2005
15144	REROOF 2 DUGOUTS, SHED, CONCESSION STAND, & PART OF GYM W/SHINGLES DUE TO HURRICANE; PAD PER PERMIT 5720 TRINITY PREP LN	\$21,000		11/22/2004
14714	SIGN CHANGEOUT - 60" X 120"	\$10,800		11/16/2004
12158	INSTALL NEW SCOREBOARD @ FOOTBALL FIELD	\$2,500		10/13/2004
09090	BATTING CAGES; PAD PER PERMIT 5732 HUBBARD FIELD WAY	\$85,000		9/1/2002
07056	INSTALL FIRE ALARM SYSTEM TRINITY PREP SCHOOL	\$2,198		7/1/2001
05896	INSTALL FIRE ALARM SYSTEM	\$9,800		6/1/2001
11076	PLUMBING	\$0		12/1/2000
08398	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5720 TRINITY PREP LN	\$18,800		9/11/2000
07086	REROOF	\$7,520		8/1/2000
06887	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 5764 TRINITY PREP LN	\$1,100		7/26/2000
06734	INSTALL FIRE SPRINKLER SYSTEM/MAIN	\$24,178		7/21/2000
05320	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5700 HUBBARD FIELD WAY	\$12,652		6/8/2000
02914	MISC ELECTRIC WIRING; PAD PER PERMIT 5702 TRINITY PREP LN	\$0		4/1/2000
00926	AMUSEMENT - SOCIAL & RECREATION; PAD PER PERMIT 5720 TRINITY PREP LN	\$1,920,000		2/1/2000
02411	NO PERMIT; ADD/ALT; PAD PER CO 5720 TRINITY PREP LN	\$0	8/8/2001	1/1/2000
06941	ALUMINUM BLEACHERS; PAD PER PERMIT 5700 TRINITY PREP LN	\$48,920		8/1/1999
06809	FOUNDATION ONLY; PAD PER PERMIT 5700 TRINITY PREP LN	\$8,000		8/1/1999

06349	PRESS BOX; PAD PER PERMIT 5720 TRINITY PREP LN	\$150,000	5/10/2000	7/1/1999
04878	POOL, DECK, & EQUIPMENT AREA; PAD PER PERMIT 5720 TRINITY PREP LN	\$750,000		6/1/1998
07959	4 DUGOUTS FOR TRINITY PREP; PAD PER PERMIT 5700 TRINITY PREP LN	\$81,000		12/1/1996
06952	PARKING LOT LIGHTS/POLES; PAD PER PERMIT 5741 TRINITY PREP LN	\$60,000		10/1/1996
03910	TRINITY PREP ENTRY WALL	\$200,000		6/1/1996
02866	TEMPORARY MODULAR OFFICE BLDG	\$12,000		5/1/1996
05393	FIRETRONICS	\$3,100		8/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL COMMERCIAL - SF	1979	3500	\$303,450	\$182,070
PATIO CONC	1979	400	\$2,176	\$1,306
WOOD DECK	1979	1938	\$13,372	\$8,023
COMMERCIAL ASPHALT DR 2 IN	1980	53240	\$143,748	\$86,249
COMM: TENNIS COURT - SF	1980	27210	\$275,365	\$165,219
POLE LIGHT 4 ARM	1980	4	\$30,900	\$30,900

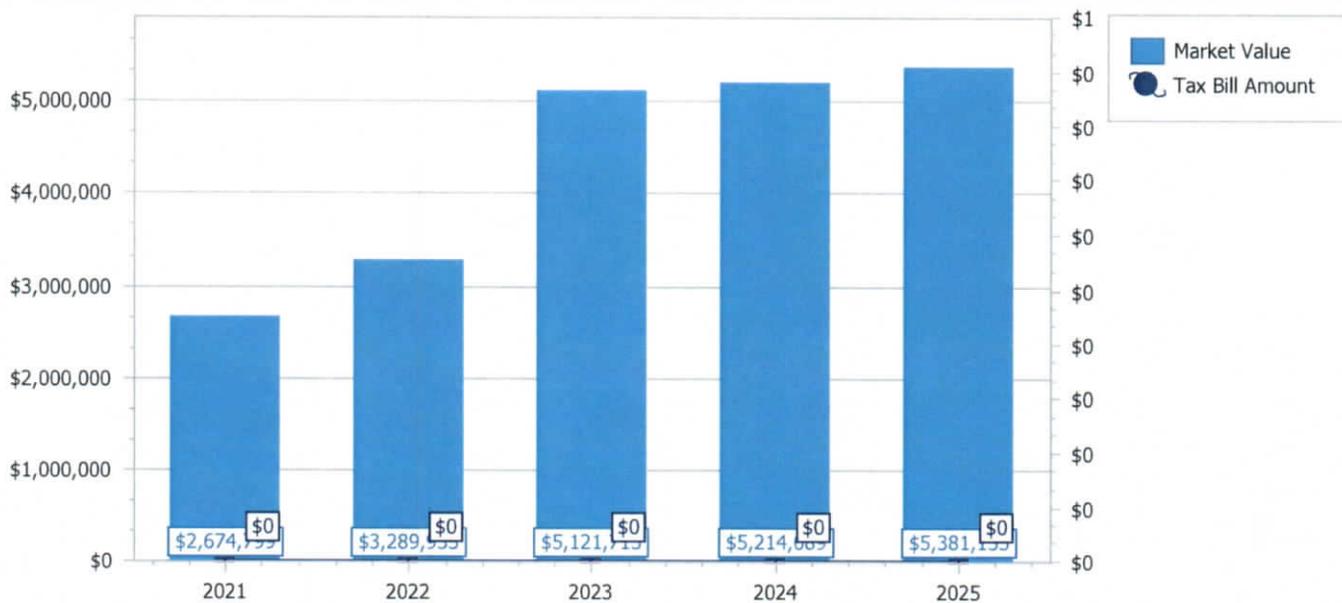
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	PUBS
Description	

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

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 68

Utilities	
Fire Station #	Station: 23 Zone: 236
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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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 eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/11/2026 11:50:11 AM
Project: 26-80000014
Credit Card Number: 44*****2326
Authorization Number: 800784
Transaction Number: 110226O17-01720AC3-0E38-49EB-9911-2FDE824D0493
Total Fees Paid: 52.50

Fees Paid

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