

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

PROJ. #:	25-800	00035
PM:	Hilary	
	3/21/25	

REC'D:

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION

\$50.00*

(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

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PROJECT		
PROJECT NAME: MULTI-USE SPO	ORTS COMPLEX	PRE-APP
PARCEL ID #(S): 25-20-31-	5BA - 0000 - 43	370
TOTAL ACREAGE: 4.91		
ZONING: A - S	FUTURE	STRICT: 2 - JAY ZEMBOWER RELAND USE: R-5
APPLICANT		
NAME: LUCAS GREGERSON	COMPA	ANY: N/A
ADDRESS: 2680 TUSKAWILL	BULLER STREET, STRE	
CITY: OVIEDO	and the strength of the second strength of th	FL ZIP: 32765
PHONE: (773) 558 - 6058	EMAIL:	FL ZIP: 32765 Lason 57@ / Attoo. com
CONSULTANT		
NAME: NONE	COMPA	ANY:
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	
PROPOSED DEVELOPMENT		
Brief description of proposed developm	ent: <u>ATTATCHE</u>	ED
		NE SITE PLAN SPECIAL EXCEPTION
STAFF USE ONLY		
COMMENTS DUE: 3/28	COM DOC DUE: 4/3	DRC MEETING: 4/9
	REVIEWS:	
ZONING: A-5	FLU: R5	LOCATION: on the east side of Van Arsdale St.

W/S: Seminole County

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BCC:

2: Zembower

north of N CR 426

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

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

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

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

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

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

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

FACILITY OVERVIEW

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

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

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

THE LANDING ZONE

OVIEDO SPORTS & WELLNESS

"THE LZ"

STAYING GROUNDED IN FAITH, FITNESS, ど COMMUNITY



1053 Van Arsdale, Oviedo FL 32765

COMMUNITY

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



MARKET

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

OBSTACLE

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

OPPORTUNITY

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





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







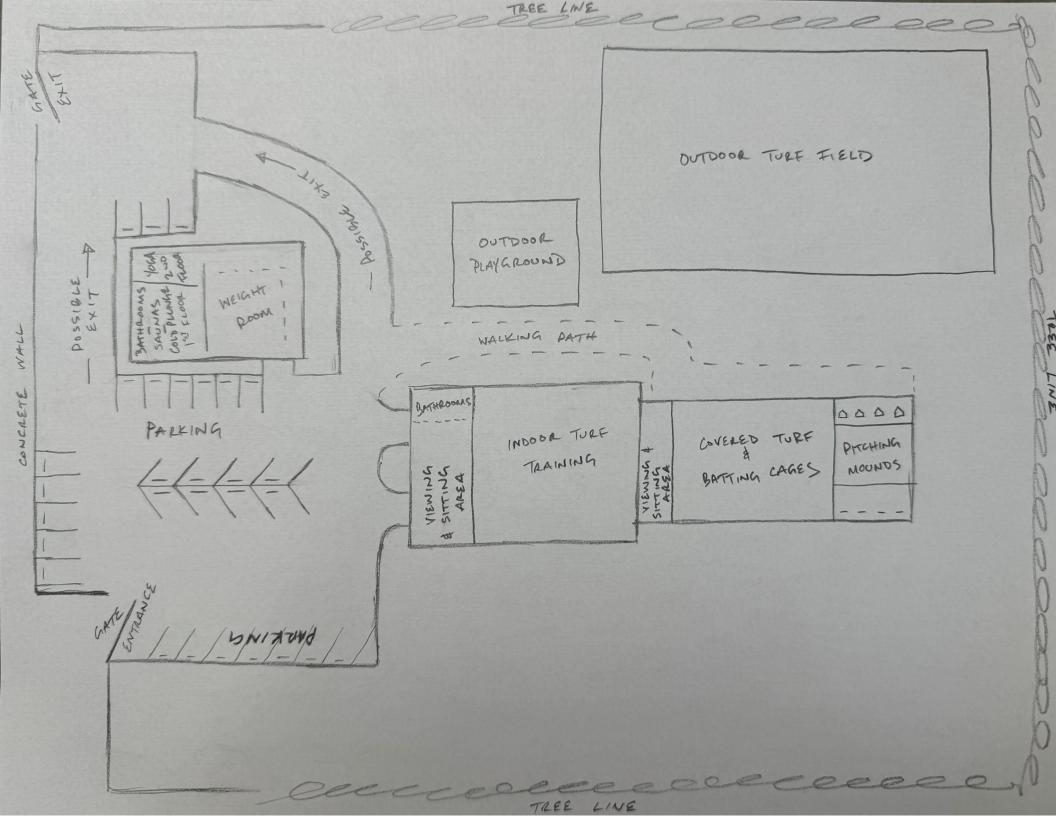
LUKE GREGERSON

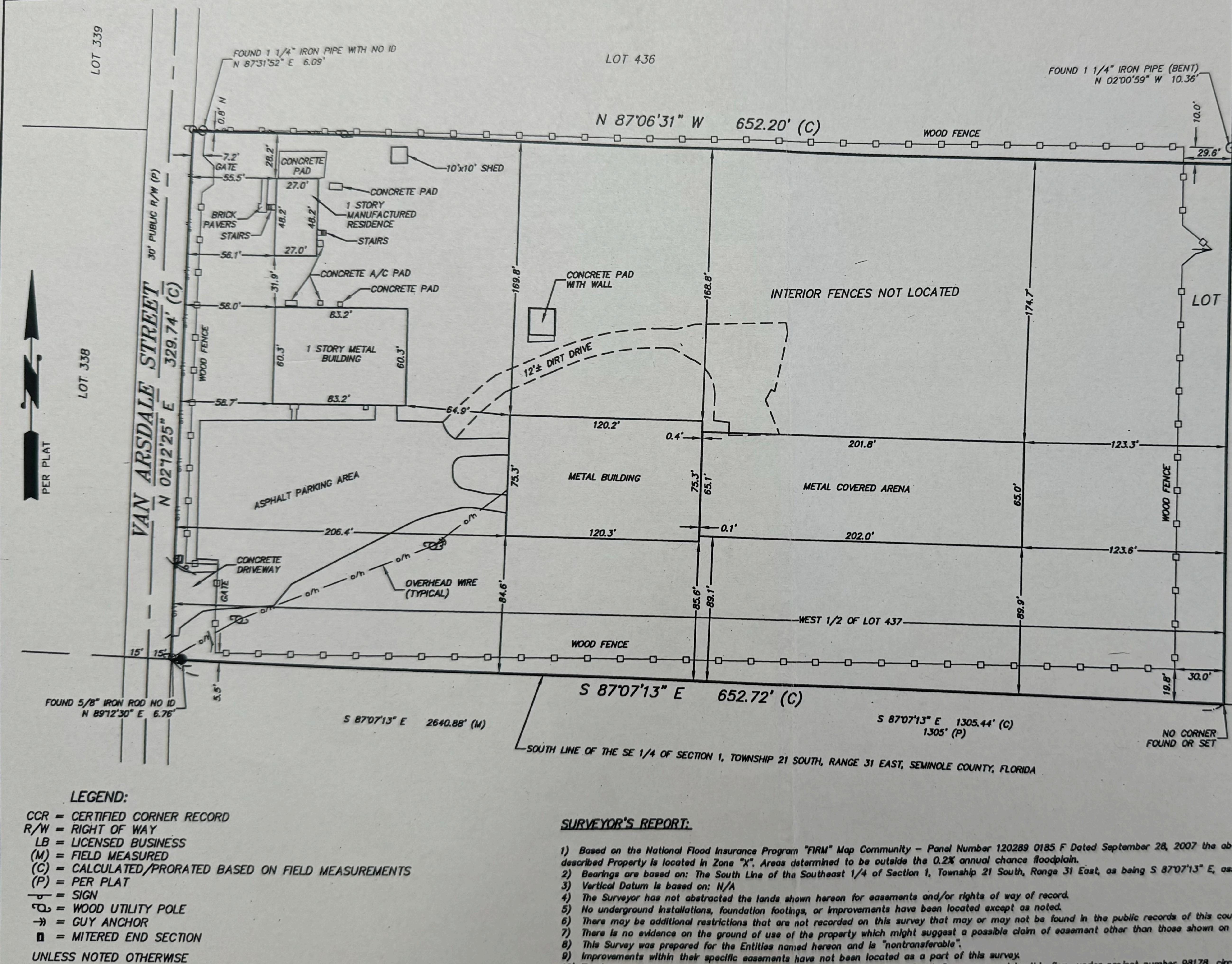
- Pitched 11 years in the MLB
- San Diego Padres, Oakland A's, Houston Astros, St. Louis Cardinals
- 2017 Team USA Gold Medal
- 2017 World Series Champs-Astros
- Graduated St. Xavier University in 2006 with a major in Criminal Justice and a minor in **Business Mgmt**
- Married (Lindsey) with three children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



ZACH EFLIN

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





1) Based on the National Flood Insurance Program "FIRM" Map Community - Panel Number 120289 0185 F Dated September 28, 2007 the above 2) Bearings are based on: The South Line of the Southeast 1/4 of Section 1, Township 21 South, Ronge 31 East, as being S 87'07'13" E, assumed.

) There may be additional restrictions that are not recorded on this survey that may or may not be found in the public records of this county. There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.

NO CORNER_

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10) The boundary lines depicted hereon are based on a previous Sectional Break Down prepared by this firm, under project number 98178, circa 1995.

3 ∞ 951

LEGAL DESCRIPTION:

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

BOUNDARY SURVEY

Certified to:

- 11.2'

437

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Date of Fleid Survey	the second se	Drawn by
12-23-15	NA	Field by
Job No. 95178-437.1	1" = 60'	Checked by PRB

CERTIFICATION:

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

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P.R.Oddo Jurns

"Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper"

AND ECH

Professional Surveyor & Mapper

SURVEYING & MAPPING CORP.

350 S. Central Ave., Ovledo, Fl. 32765 P.D. Box 621892, Ovledo, Fl. 32762

Volce (407) 365-1036

Fax (407) 365-1838

Licensed Business No. 5777

Florida Registration No. 4702

Property Record Card



Parcel: Property Address:

Owners:

25-20-31-5BA-0000-4370 1051 VAN ARSDALE ST OVIEDO, FL 32765

RDC LAND HOLDINGS LLC

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

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

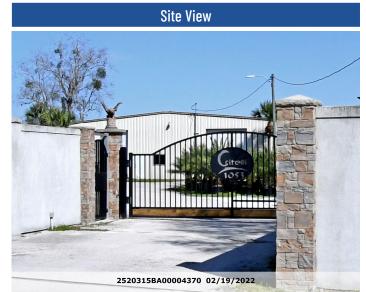
Miscellaneous Residential property w/1st Building size of 8,322 SF and a lot size of 4.91 Acres



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

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments



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

Owner(s)

Name - Ownership Type

RDC LAND HOLDINGS LLC

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

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

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

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

Sherih by Apen Sherih

Ĩ	Building Information
#	3
Use	MOBILE HOME
Year Built*	2000
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1296
Total Area (ft²)	1296
Constuction	SIDING GRADE 3
Replacement Cost	\$108,372
Assessed	\$82,363
* Vear Built - Actual / F	66 1 ¹



Building 3

* Year Built = Actual / Effective

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

Appendages	
Description	Area (ft²)
CARPORT FINISHED	11780

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



Building 2

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
CANOPY	208
CANOPY	208

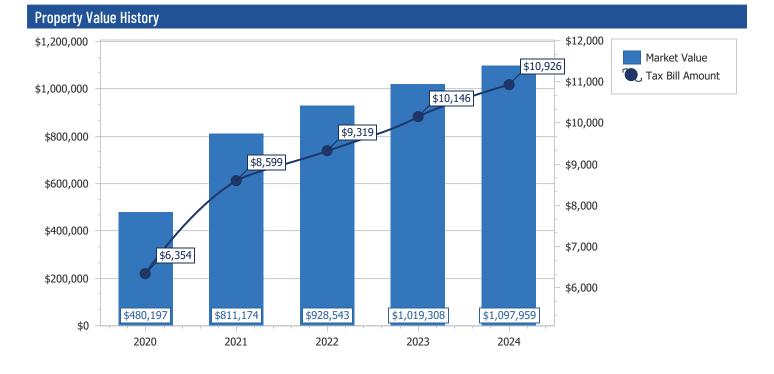
Sherah by Apen Sherah

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

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

Zoning		School Districts		
Zoning	A-5	Elementary	Lawton	
Description	Rural-5Ac	Middle	Jackson Heights	
Future Land Use	R5	High	Oviedo	
Description	Rural-5			

		Utilities		
Political Representation		Fire Station #	Station: 44 Zone: 443	
Commissioner	District 2 - Jay Zembower	Power Company	FPL	
US Congress	District 7 - Cory Mills	Phone (Analog)	AT&T	
		Water	Seminole County Utilities	
State House	District 37 - Susan Plasencia	Sewage		
State Senate	District 10 - Jason Brodeur	Garbage Pickup	TUE/FRI	
Voting Precinct	Precinct 71	Recycle	FRI	
Voting Freehlet		Yard Waste	NO SERVICE	
		Hauler #	Waste Pro	



Copyright 2025 © Seminole County Property Appraiser



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 <u>eplandesk@seminolecountyfl.gov</u> or call us at: (407) 665-7371.

Receipt Details

Date:	3/21/2025 12:54:32 PM
Project:	25-80000035
Credit Card Number:	37*******4009
Authorization Number:	275336
Transaction Number:	210325C1D-114DB1D1-0882-4067-96A4-7462EC511CA4
Total Fees Paid:	52.50
Fees Paid	
Description	Amount
CC CONVENIENCE FEE -	PZ 2.50
PRE APPLICATION	50.00
Total Amount	52.50