



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

PROJ. #: 25-80000109
PM: Tiffany
REC'D: 10/9/25

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)

PROJECT

PROJECT NAME: School developement	
PARCEL ID #(S): 17-21-29-5BG-0000-0680 & 17-21-29-5BG-0000-068A	
TOTAL ACREAGE: 8.54 acres currently	BCC DISTRICT: District 3
ZONING: A-1	FUTURE LAND USE: LDR

APPLICANT

NAME: Robert W. Mindrup	COMPANY: Revelation Christian Academy
ADDRESS: 9913 Bear Lake Rd.	
CITY: Forest City	STATE: FL ZIP: 32703
PHONE: 407-924-6288	EMAIL: robert@revelationchurch.faith

CONSULTANT

NAME: Bob Miller	COMPANY: R. Miller Architecture
ADDRESS: 125 S. Swoope Avenue #105	
CITY: Maitland	STATE: Florida ZIP: 32751
PHONE: 407-539-2412	EMAIL: bob_miller@rmillerarchitecture.com

PROPOSED DEVELOPMENT

Brief description of proposed development: New parcel lines created as indicated by yellow dashed line on attached graphic to allow for sale of land to build k-12 school.

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE:	COM DOC DUE:	DRC MEETING:
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the north side of Cub Lake Dr, east of Bear Lake Rd
W/S: Seminole County	BCC: 3: Constantine	



To whom it may concern:

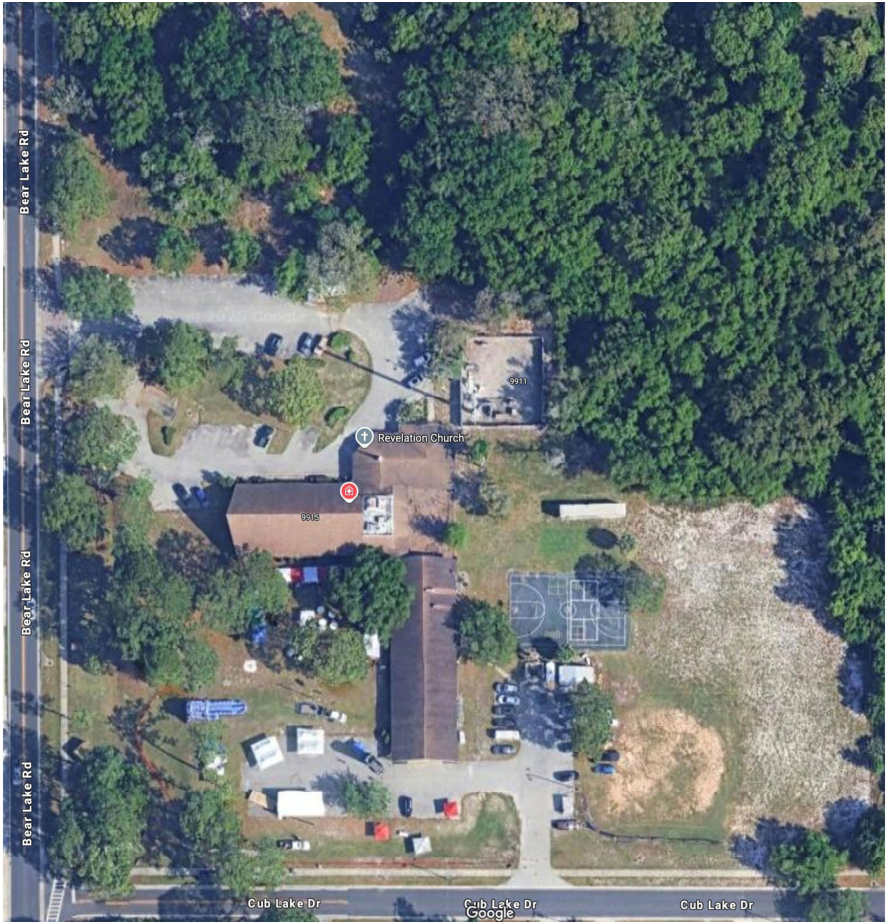
This letter is meant to describe the intentions of Revelation Christian Academy Orlando, Inc. to build a new school home on the undeveloped portion of land behind the existing buildings at 9913 Bear Lake Rd. Forest City, FL 32703 located in Seminole County.

The current owner of the land is St. Andrews Presbyterian Church. We have already begun talks regarding purchasing the L shape piece of unused land behind their church buildings, as indicated in the attached image. It comes to roughly 5 acres. With this pre-app we are looking for information regarding the feasibility of using this land to build a new k-12 school. We don't have a set number of students and would like to see what sort of size we could grow to with existing traffic, sewer, etc. limitations.

I appreciate your time and assistance with this project.

Robert Mindrup
Planning Director
Revelation Christian Academy
407-924-6288
rmindrup@rcastallions.com

Current Conditions



PROPOSED PROJECT



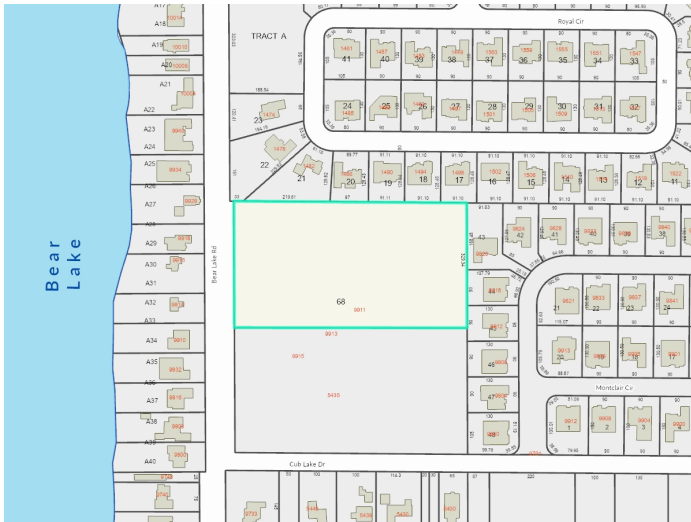
- 50 ft setbacks
- Access road on the setbacks leading to the Bear Lake entrance and an entrance on Cub Lake Dr.
- The access road will tie into the existing parking lot for the church.
- Parking in the field in front of the building with either grass or coquina shells.
- Field lighting in the parking field and around the soccer field.
- Building is 2 stories at a proposed height of approximately 35ft.

Property Record Card



Parcel: 17-21-29-5BG-0000-0680
Property Address: 9911 BEAR LAKE RD APOPKA, FL 32703
Owners: ST ANDREWS PRESBYTERIAN CHURCH OF ORLANDO INC
 2026 Market Value \$519,300 Assessed Value \$455,374 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$7,121.83
 Vacant Institutional property has a lot size of 4.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	17-21-29-5BG-0000-0680
Property Address	9911 BEAR LAKE RD APOPKA, FL 32703
Mailing Address	9913 BEAR LAKE RD FOREST CITY, FL 32703-1932
Subdivision	MC NEILS ORANGE VILLA
Tax District	01:County Tax District
DOR Use Code	70:Vacant Institutional
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$40,200	\$41,540
Land Value (Market)	\$479,100	\$479,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$519,300	\$520,640
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$63,926	\$106,664
P&G Adjustment	\$0	\$0
Assessed Value	\$455,374	\$413,976

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,121.83
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$7,121.83

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST ANDREWS PRESBYTERIAN CHURCH OF ORLANDO INC

Legal Description

N 1/2 OF LOT 68 (LESS RDS) MC NEILS ORANGE
VILLA PB 2 PG 99

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$455,374	\$455,374	\$0
Schools	\$519,300	\$519,300	\$0
FIRE	\$455,374	\$455,374	\$0
ROAD DISTRICT	\$455,374	\$455,374	\$0
SJWM(Saint Johns Water Management)	\$455,374	\$455,374	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2001	\$100	04050/0173	Vacant	No

Land

Units	Rate	Assessed	Market
4.56 Acres	\$60,000/Acre	\$273,300	\$273,300
1 Lot	\$205,800/Lot	\$205,800	\$205,800

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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08493	9911 BEAR LAKE RD: ELECTRIC - GENERATOR-Generator and Pad [MC NEILS ORANGE VILLA]	\$20,000		6/30/2025
05952	9911 BEAR LAKE RD: CELL TOWER-Existing Cell Tower [MC NEILS ORANGE VILLA]	\$24,000		8/31/2022
20396	9919 BEAR LAKE RD: DEMO RESIDENTIAL -wood frame structure [MC NEILS ORANGE VILLA]	\$0		12/24/2020
05424	9919 BEAR LAKE RD: GENERATOR- [MC NEILS ORANGE VILLA]	\$15,000	11/2/2021	7/22/2019
10557	CELL TOWER	\$21,000	6/23/2015	12/20/2013
01492	CELL TOWER - 9911 BEAR LAKE RD	\$28,000		3/1/2013
07848	CELL TOWER	\$25,000	8/25/2010	10/1/2009
08808	ADD ANTENNA TO EXISTING BASE - T MOBILE; PAD PER PERMIT 9921 BEAR LAKE RD	\$22,000		8/26/2008
08339	REROOF; PAD PER PERMIT 9913 BEAR LAKE RD	\$1,800		10/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 3 IN	2015	16000	\$53,600	\$40,200

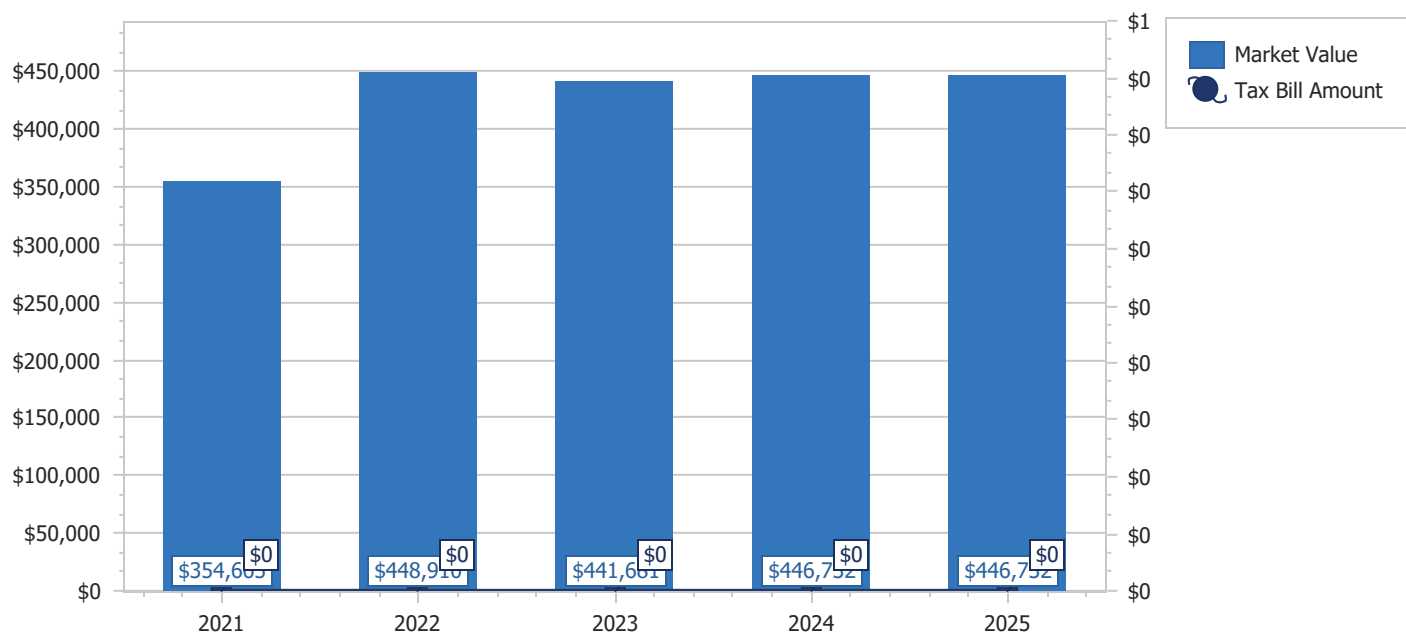
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 39

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



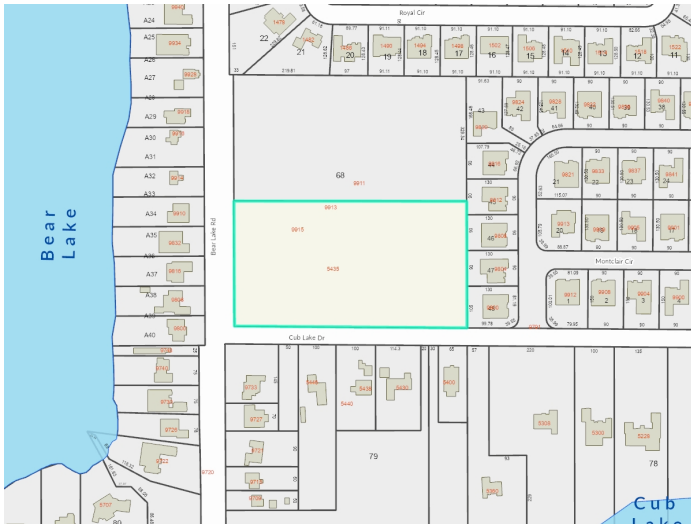
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Property Record Card



Parcel: 17-21-29-5BG-0000-068A
 Property Address: 9913 BEAR LAKE RD APOPKA, FL 32703
 Owners: ST ANDREWS PRESBYTERIAN CHURCH OF ORLANDO INC
 2026 Market Value \$1,287,770 Assessed Value \$1,287,770 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$17,658.39
 Churches property w/1st Building size of 5,712 SF and a lot size of 4.27 Acres

Parcel Location



Site View



17212958G0000068A 01/23/2024

Parcel Information

Parcel	17-21-29-5BG-0000-068A
Property Address	9913 BEAR LAKE RD APOPKA, FL 32703
Mailing Address	9913 BEAR LAKE RD FOREST CITY, FL 32703-1932
Subdivision	MC NEILS ORANGE VILLA
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$1,036,935	\$1,044,873
Depreciated Other Features	\$14,386	\$9,590
Land Value (Market)	\$236,449	\$236,449
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,287,770	\$1,290,912
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,287,770	\$1,290,912

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$17,658.39
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$17,658.39

Owner(s)

Name - Ownership Type

ST ANDREWS PRESBYTERIAN CHURCH OF ORLANDO INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 1/2 OF LOT 68 (LESS RDS) MC NEILS ORANGE
VILLA PB 2 PG 99

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,287,770	\$1,287,770	\$0
Schools	\$1,287,770	\$1,287,770	\$0
FIRE	\$1,287,770	\$1,287,770	\$0
ROAD DISTRICT	\$1,287,770	\$1,287,770	\$0
SJWM(Saint Johns Water Management)	\$1,287,770	\$1,287,770	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2001	\$100	04050/0173	Vacant	No

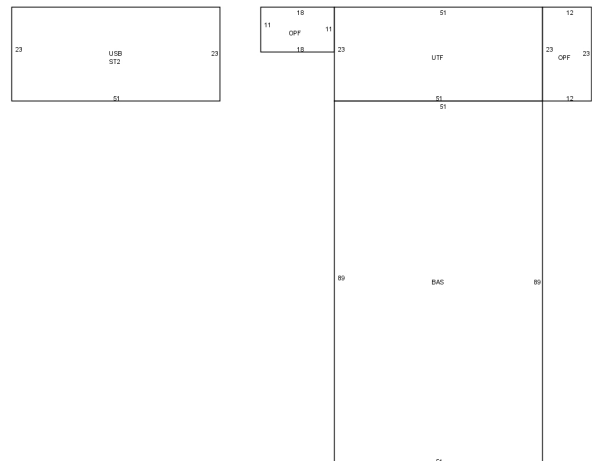
Land

Units	Rate	Assessed	Market
3.68 Acres	\$64,200/Acre	\$236,449	\$236,449

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1973
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5712
Total Area (ft ²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$1,153,419
Assessed	\$461,368

* Year Built = Actual / Effective



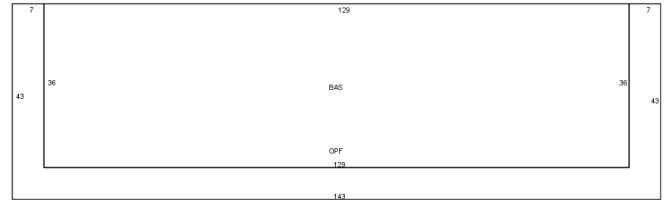
Building 1

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	474
UTILITY FINISHED	1173

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4644
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$625,709
Assessed	\$453,639

* Year Built = Actual / Effective

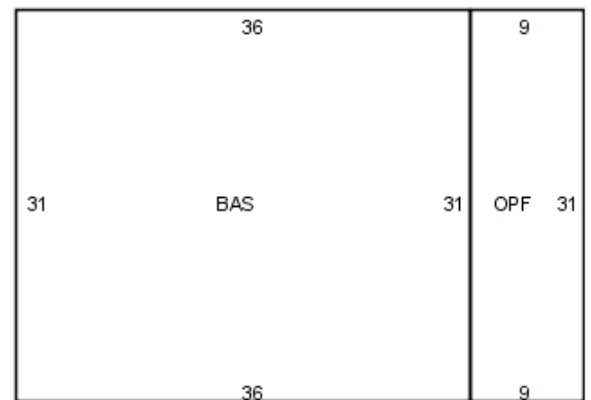


Building 2

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	1505

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1116
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$168,176
Assessed	\$121,928

* Year Built = Actual / Effective



Building 3

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	279

Permits				
Permit #	Description	Value	CO Date	Permit Date
08373	9913 BEAR LAKE RD: REROOF COMMERCIAL-Re-Roof(shingles/TPO off-shingles/TPO on [MC NEILS ORANGE VILLA])	\$57,380		6/4/2025
14032	9915 BEAR LAKE RD: WINDOW / DOOR REPLACEMENT-SFR [MC NEILS ORANGE VILLA]	\$9,013		10/11/2019
14712	9913 BEAR LAKE RD: ELECTRICAL - COMMERCIAL- [MC NEILS ORANGE VILLA]	\$1,000		10/11/2019
06526	9913 BEAR LAKE RD: MECHANICAL - COMMERCIAL [MC NEILS ORANGE VILLA]	\$28,178		4/30/2018
04541	REROOF	\$17,391		6/8/2010
11848	CHAIN-LINK FENCE	\$2,876		12/5/2008
09518	ELECTRICAL - ADDING NEW 200 AMP SINGLE PHASE UNDERGROUND SERVICE W/METER BASE	\$2,300		9/17/2008
09273	INSTALL FIRE ALARM SYSTEM	\$11,994		9/11/2008
07632	DEMOLITION DUE TO FIRE; PAD PER PERMIT 9915 BEAR LAKE RD	\$30,000		7/17/2008
03945	FIRE DAMAGE REPORT; PAD PER PERMIT 9915 BEAR LAKE RD	\$30,000	12/2/2008	4/16/2008
06658	INSTALL FIRE ALARM SYSTEM	\$6,750		6/19/2007
01881	REROOF	\$23,678		2/23/2007
13645	PROPOSED TELECOM TOWER FACILITY; PAD PER PERMIT 9911 BEAR LAKE RD	\$85,000		7/14/2005
08048	WELL	\$0		8/1/2001
05787	DRY CHEMICAL FIRE SYSTEM	\$0		6/1/2001
04262	ST ANDREW'S PRESBYTERIAN CHURCH	\$400,000	12/21/2001	5/1/2000

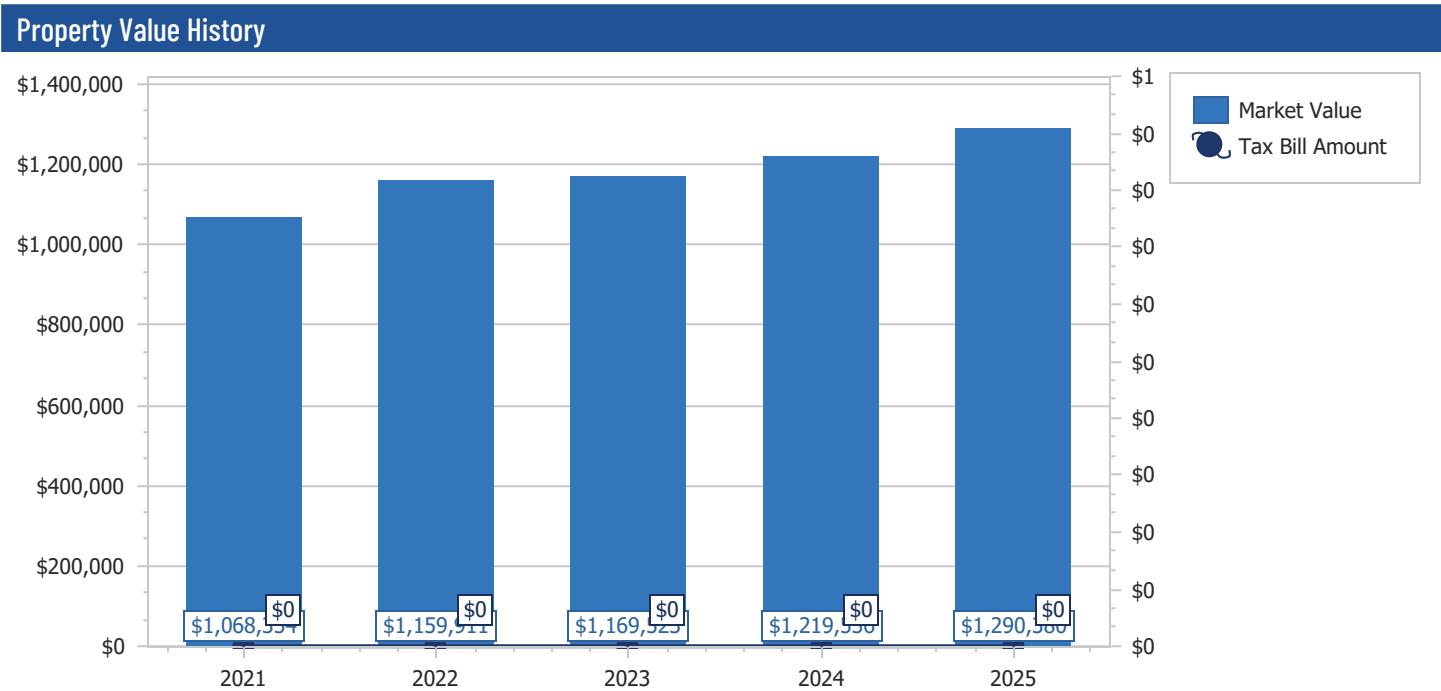
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	5280	\$14,256	\$8,554
COMMERCIAL ASPHALT DR 2 IN	1979	3600	\$9,720	\$5,832

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

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 39

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

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

Receipt Details

Date: 10/15/2025 10:05:09 AM
Project: 25-80000109
Credit Card Number: 44*****1844
Authorization Number: 015804
Transaction Number: 151025O2C-97334A45-7B2E-471D-85CF-799620F741F7
Total Fees Paid: 52.50

Fees Paid

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