

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: City of Hope
PARCEL ID #(S): 03-21-31-300-0170-0000 03-21-31-300-0170-0000
TOTAL ACREAGE: 20.89 BCC DISTRICT: County Tax District 2: ZEMBOWER
ZONING: A-5 FUTURE LAND USE: R5

APPLICANT

NAME: LeRay Jackson III COMPANY: Living Redeemed Ministries Inc.
ADDRESS: 1129 Carrington St livingredeemedministriesinc@gmail.com
CITY: Oviedo STATE: FL ZIP: 32765
PHONE: 407-274-1503 EMAIL: livingredeemedministriesinc@gmail.com

CONSULTANT

NAME: COMPANY:
ADDRESS:
CITY: STATE: ZIP:
PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: SEE ATTACHED

STAFF USE ONLY

COMMENTS DUE: 11/14	COM DOC DUE: 11/20	DRC MEETING: 11/26/2025
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-5	FLU: R5	LOCATION: ON THE SOUTHEAST CORNER OF FLORIDA AVE AND HAMMOCK ST
W/S: N/A	BCC: 2: ZEMBOWER	

City of Hope – Mixed-Use Community Sports & Resource Development

Applicant: Living Redeemed Ministries, Inc.

Project Location: 850 Florida Avenue, Oviedo, FL 32765

Parcel Size: ±20.89 acres

Contact: Pastor LeRoy Jackson III

Project Vision

The City of Hope is envisioned as a multi-use community recreation and resource center designed to strengthen body, mind, and spirit through recreation, mentoring, and compassionate community services. This project will serve as a beacon of hope for families, youth, and residents of Seminole County, providing accessible sports, wellness, and social support opportunities in one cohesive campus.

The project's mission is simple: to build people, not just facilities. Through Living Redeemed Ministries, Inc., the City of Hope will integrate faith, fitness, and community care—offering physical activity, counseling, mentorship, and essential services to those most in need.

Proposed Development

The ±20.89-acre site will be developed in phases, beginning with a core complex of sports and community facilities supported by environmentally responsible infrastructure.

Primary Facilities:

- Indoor Multi-Sport Facility (basketball, volleyball, football, pickleball, soccer, and lacrosse).
- Indoor Football Training Building.
- Administrative & Classroom Building for offices, counseling, and mentoring.
- Gymnasium.
- Four Outdoor Athletic Fields.
- Community Thrift Store & Food Pantry.
- Boat Storage and Rental Area for revenue generation.

Supporting Infrastructure

- Access from Florida Avenue with internal circulation and parking for each area.
- New utility connections for water, sewer, and electric, along with solar installations.
- On-site stormwater management per engineering standards.
- Full-site LED lighting meeting Dark Sky standards.
- Security fencing and controlled access points for safety.

Community Benefits

Planning & Zoning: Aligns with Oviedo's comprehensive plan for mixed-use community development and youth engagement.

Engineering & Utilities: Integrates solar energy and sustainable infrastructure.

Fire & Safety: Designed with access roads, clear fire lanes, and lighting.

Economic & Employment: 25 staff positions including mentors, administrators, and coaches.

Community & Human Services: Free and discounted healthcare, veterans' care, and mental health counseling. Includes 'Fuel Up & Move Out' youth wellness program.

Environmental & Sustainability Measures

Commitment to solar energy, preservation of green space, low-impact materials, LED lighting, and water-efficient fixtures.

Conclusion

The City of Hope will be more than a sports complex—it will be a community anchor offering recreation, mentorship, healthcare, and opportunity. Living Redeemed Ministries, Inc. respectfully submits this narrative for pre-application review and welcomes collaboration with each department to ensure the City of Hope becomes a lasting symbol of unity, wellness, and hope for all residents.

Faith • Family • Finish — Coach LeRoy Jackson III

INDOOR
MULT PURPOSE
SPORTS FACILITY

THRIFT STORE
AND FOOD PANTRY

COMMUNITY
COUNSULING

GYMNASIUM

THRIFT STORE
AND FOOD PANTRY

GYMNASIU

CUMMU5/1Y.
COUNSELING

BOAT PARKING

FFOR DA AVA



FLORIDA AVENUE

BOAT
STORAGE

STORMWATER

ATHLETIC
FIELDS

ADMINISTRATIVE
& CLASSROOM
BUILDING

GYMNASIUM

INDOOR
MUCK SPORT
FACILITY

INDOOR
FOOTBALL
TRAINING
BUILDING

INDORC
MUDI-SPORT
FACILITY

STORMWATER

INDOOR
FOOTBALL-
TRAINING
BUILDING

PARKING

ACCESS ROAD

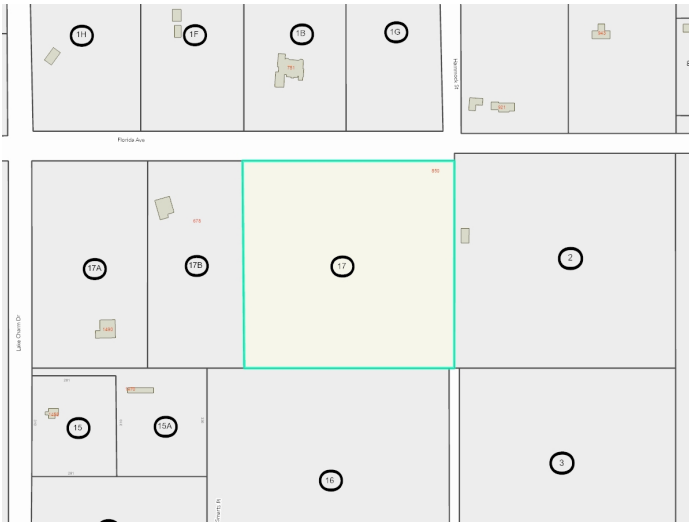
CITY OF HOPE

Property Record Card



Parcel: 03-21-31-300-0170-0000
Property Address: 850 FLORIDA AVE OVIEDO, FL 32765
Owners: KATHY K COX REV TRUST
 2026 Market Value \$326,700 Assessed Value \$326,700 Taxable Value \$326,700
 2025 Tax Bill \$4,380.80 Tax Savings with Non-Hx Cap \$88.13
 Vacant Residential property has a lot size of 8.97 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-21-31-300-0170-0000
Property Address	850 FLORIDA AVE OVIEDO, FL 32765
Mailing Address	1506 WILLIAMS DR WINTER PARK, FL 32789-1465
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
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	\$0	\$0
Land Value (Market)	\$326,700	\$326,700
Land Value Agriculture	\$0	\$0
Just/Market Value	\$326,700	\$326,700
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$10,454
P&G Adjustment	\$0	\$0
Assessed Value	\$326,700	\$316,246

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,468.93
Tax Bill Amount	\$4,380.80
Tax Savings with Exemptions	\$88.13

Owner(s)

Name - Ownership Type

KATHY K COX REV TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 03 TWP 21S RGE 31E E 1/2 OF N 1/2 OF NE
1/4 OF SE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$326,700	\$0	\$326,700
Schools	\$326,700	\$0	\$326,700
FIRE	\$326,700	\$0	\$326,700
ROAD DISTRICT	\$326,700	\$0	\$326,700
SJWM(Saint Johns Water Management)	\$326,700	\$0	\$326,700

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/11/2025	\$100	10864/1845	Improved	No
CORRECTIVE DEED	2/20/2024	\$100	10601/1223	Vacant	No
SPECIAL WARRANTY DEED	2/20/2024	\$100	10590/0210	Vacant	No
QUIT CLAIM DEED	5/9/2022	\$100	10236/0084	Vacant	No
WARRANTY DEED	1/1/1982	\$200,000	01374/1318	Vacant	No

Land

Units	Rate	Assessed	Market
10.89 Acres	\$30,000/Acre	\$326,700	\$326,700

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

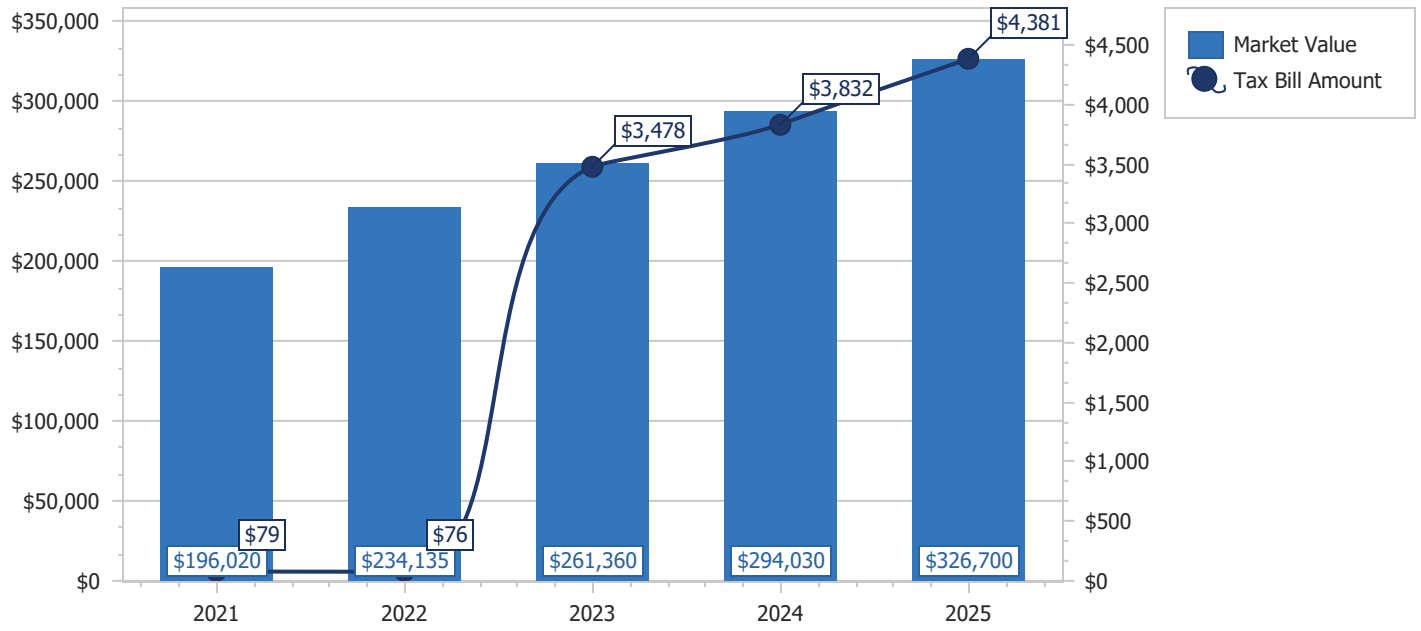
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 71

School Districts	
Elementary	Geneva
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 44 Zone: 442
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 10/31/2025 7:24:49 PM
Project: 25-80000121
Credit Card Number: 48*****2236
Authorization Number: 031399
Transaction Number: 311025C1A-5A482E55-E336-44C4-8F43-917576E2B9C4
Total Fees Paid: 52.50

Fees Paid

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