



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

**PROJ. #: 26-80000033**

RECEIVED 03/19/2026  
PAID 03/23/2026

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

PROJECT NAME: Jaffer Reachout Foundation - Sanford Campus	
PARCEL ID #(S): 24-20-30-300-0180-0000, 23-20-30-5AQ-0000-0510	
TOTAL ACREAGE: 50.2 acres	BCC DISTRICT: 2
ZONING: A-1	FUTURE LAND USE: SE

NAME: Michael Kerns, P.E.	COMPANY: AVCON Inc	
ADDRESS: 5555 E Michigan Street, Suite 100		
CITY: Orlando	STATE: FL	ZIP: 32822
PHONE: 407-599-1122	EMAIL: [REDACTED]	

NAME: Michael Kerns, P.E.	COMPANY: AVCON Inc	
ADDRESS: 5555 E Michigan Street, Suite 100		
CITY: Orlando	STATE: FL	ZIP: 32822
PHONE: 407-599-1122	EMAIL: [REDACTED]	

<input type="checkbox"/> <b>SUBDIVISION</b>	<input type="checkbox"/> <b>LAND USE AMENDMENT</b>	<input type="checkbox"/> <b>REZONE</b>	<input checked="" type="checkbox"/> <b>SITE PLAN</b>	<input type="checkbox"/> <b>SPECIAL EXCEPTION</b>
Description of proposed development: <u>New K-12 school, athletic complex to include basketball/volleyball courts, pickleball courts, soccer field, tennis courts, concession building/pavillion, bleachers, parking lot.</u>				

COMMENTS DUE: 04/03	COM DOC DUE: 04/09	DRC MEETING: 04/15/2026
---------------------	--------------------	-------------------------

<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A1	FLU: SE	LOCATION: on the north side of Myrtle St, east of Nolan Rd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 2: ZEMBOWER	

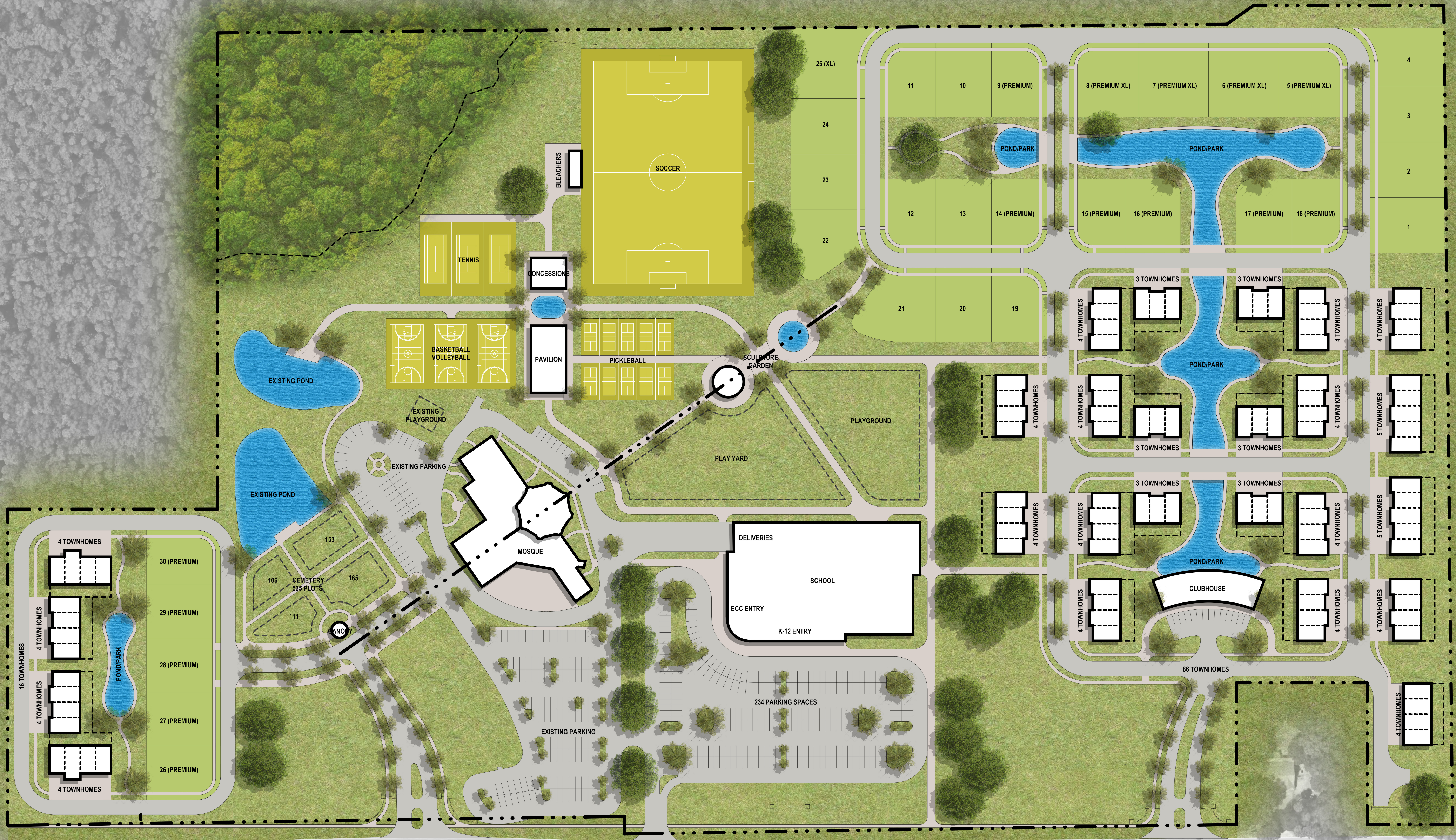
## **PROJECT NARRATIVE**

---

The proposed project that we would like to discuss is for a new school (50-75K SF, K-12), outdoor athletic complex (regulation size soccer field, 3 basketball/volleyball courts, 3 tennis courts, 10 pickleball courts), <2K SF concessions building, 350-person events pavilion, various supporting site upgrades. We will also be looking at the additoin of a new driveway and parking lot to support these school activities.

We would also like to share and discuss the campuses overall long term Master Plan in which we would like to understand the permissibility and feasibility of zoning and FLU changes for the residential (townhouses and single family) components as well as an on-site cemetery (~500 grave plots), as well as the special exceptions that may be required for the school and athletics project that is the current focus and scope of the meeting request.





↑ NORTH | SCALE: 1/64" = 1'-0"

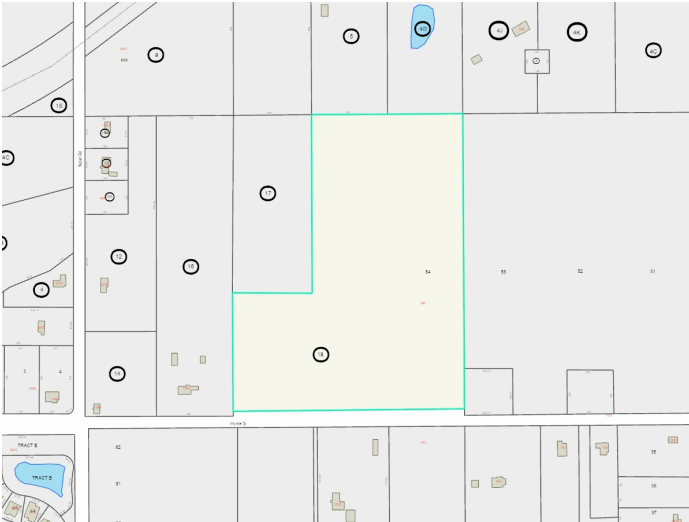


# Property Record CardA



Parcel: **24-20-30-300-0180-0000**  
 Property Address: **786 MYRTLE ST SANFORD, FL 32773**  
 Owners: **JAFFER REACHOUT FOUNDATION INC**  
 2026 Market Value \$1,291,885 Assessed Value \$563,512 Taxable Value \$563,512  
 2025 Tax Bill \$6,352.38 Tax Savings with Non-Hx Cap \$3,012.93  
 Grazing Land property w/1st Building size of 23,292 SF and a lot size of 22.85 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	24-20-30-300-0180-0000
Property Address	
Mailing Address	3609 BARRINGTON DR ALLENTOWN, PA 18104-1775
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,291,885	\$866,885
Land Value Agriculture	\$668,010	\$668,010
Just/Market Value	\$1,291,885	\$866,885
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$104,498	\$155,624
P&G Adjustment	\$0	\$0
Assessed Value	\$563,512	\$512,386

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$9,365.31
Tax Bill Amount	\$6,352.38
Tax Savings with Exemptions	\$3,012.93

## Owner(s)A

Name - Ownership Type  
 JAFFER REACHOUT FOUNDATION INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 24 TWP 20S RGE 30E  
E 1/4 OF SW 1/4 OF NW 1/4  
+ W 1/2 OF SE 1/4 OF SW  
1/4 OF NW 1/4 (LESS RD)  
&  
LOT 54 (LESS RD)  
EUREKA HAMMOCK  
PB 1 PG 106

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$563,512	\$0	\$563,512
Schools	\$668,010	\$0	\$668,010
SJWM(Saint Johns Water Management)	\$563,512	\$0	\$563,512

## SalesA

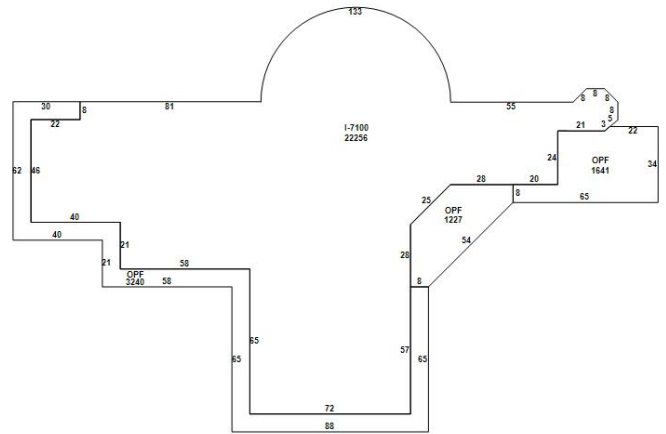
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/30/2021	\$100	10151/0845	Vacant	No
WARRANTY DEED	8/1/2008	\$906,900	07056/0005	Vacant	No
SPECIAL WARRANTY DEED	12/1/2007	\$900,000	06885/1941	Vacant	Yes
WARRANTY DEED	2/1/2006	\$1,305,000	06121/1541	Vacant	Yes
WARRANTY DEED	10/1/2005	\$1,150,000	05975/1230	Vacant	No
SPECIAL WARRANTY DEED	9/1/2004	\$2,088,000	05464/0381	Vacant	No

## LandA

Units	Rate	Assessed	Market
5 Acres	\$125,000/Acre Market, \$225/Acre AG	\$1,125	\$625,000
3.37 Acres	\$500/Acre	\$1,685	\$1,685
16.63 Acres	\$40,000/Acre	\$665,200	\$665,200

Building InformationA	
#	1
Use	REINFORCED CONCRETE
Year Built*	2017
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	23292
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$0
Assessed	\$0

\* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	1641
OPEN PORCH FINISHED	1227
OPEN PORCH FINISHED	3240

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
07458	786 MYRTLE ST: ALTERATION COMMERCIAL-CO/Assembly & Educational [EUREKA HAMMOCK]	\$1,000	6/24/2025	6/16/2025
00884	786 MYRTLE ST: CHURCHES OR RELIGIOUS BLDGS-Changing the occupancy use NEED CO [EUREKA HAMMOCK]	\$4,500	1/3/2023	8/26/2022
00581	786 MYRTLE ST: MECHANICAL - COMMERCIAL-Commercial [EUREKA HAMMOCK]	\$3,950		1/18/2022
02748	FIRE ALARM SYSTEM	\$37,000		3/3/2017
14870	FLAG POLES	\$50,000		12/29/2016
07196	INSTALL FOUNTAIN	\$124,000		6/21/2016
05144	CONCRETE DUMPSTER ENCLOSURE	\$5,300		5/30/2014
02643	HOOD INSTALL ABOVE KITCHEN EQUIPMENT	\$25,000		4/10/2013
01328	INSTALLING FIRE ALARM SYSTEM	\$32,000		2/28/2012
09246	SITE LIGHTING, SUB-PANEL, ELECTRIC GATE, & FOUNTAIN	\$77,000		12/5/2011
00782	FIRE SPRINKLER SYSTEM INSTALLATION	\$52,544		2/2/2011
06869	BUILDING CHURCH	\$5,591,540	10/5/2017	8/24/2009

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 3 IN	2017	151610	\$0	\$0
WALKS CONC COMM	2017	11258	\$0	\$0
CUSTOM PATIO/TILE/MARBLE ETC	2018	7659	\$0	\$0
WATER FEATURE	2018	1	\$0	\$0

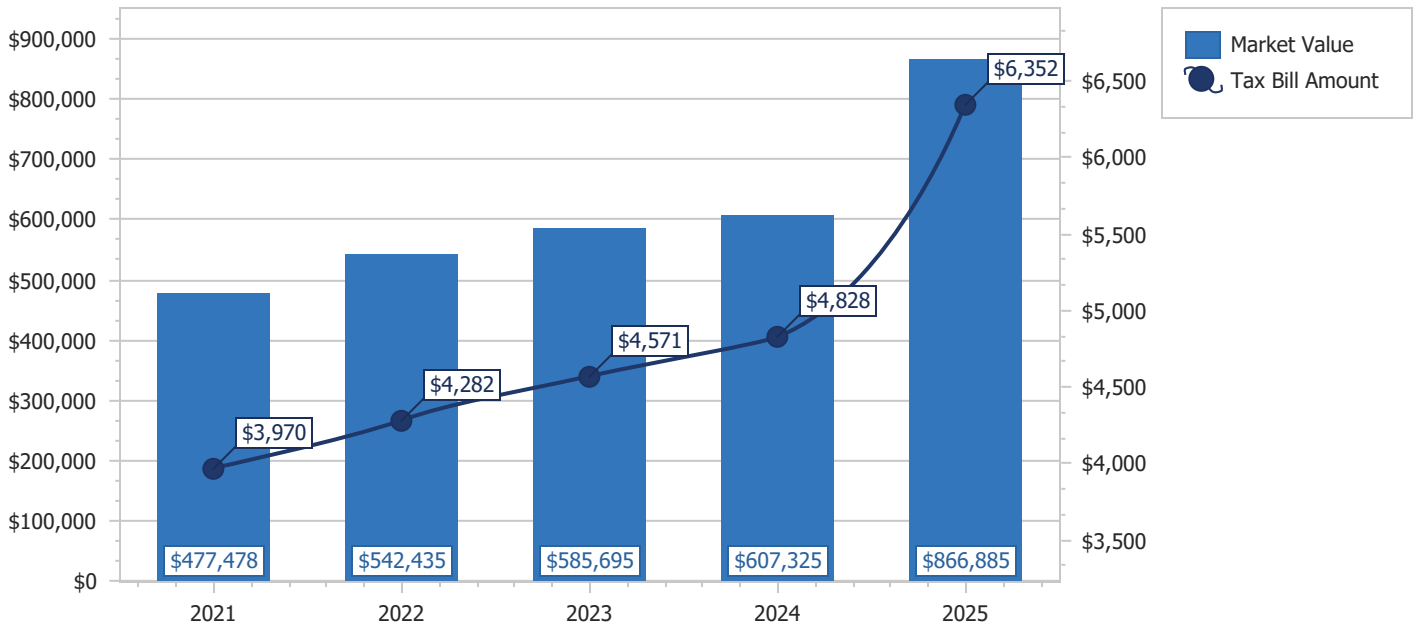
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political RepresentationA	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

School DistrictsA	
Elementary	Region 3
Middle	Millennium
High	Seminole

UtilitiesA	
Fire Station #	Station: 35 Zone: 351
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value HistoryA



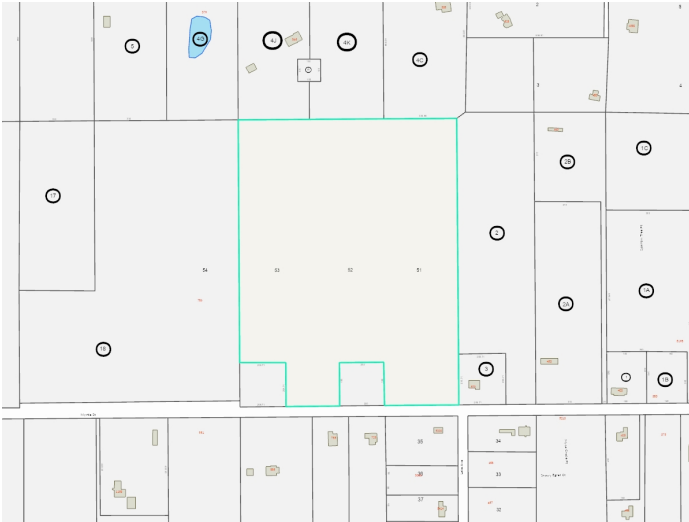
Copyright 2026 © Seminole County Property Appraiser

# Property Record Card



Parcel: **23-20-30-5AQ-0000-0510**  
 Property Address:  
 Owners: **JAFFER REACHOUT FOUNDATION INC**  
 2026 Market Value \$1,107,897 Assessed Value \$11,510 Taxable Value \$11,510  
 2025 Tax Bill \$128.29 Tax Savings with Non-Hx Cap \$11,805.12  
 Grazing Land property has a lot size of 27.35 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	23-20-30-5AQ-0000-0510
Property Address	
Mailing Address	3609 BARRINGTON DR ALLENTOWN, PA 18104-1775
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

## 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	\$9,897	\$6,598
Land Value (Market)	\$1,098,000	\$1,098,000
Land Value Agriculture	\$6,176	\$6,176
Just/Market Value	\$1,107,897	\$1,104,598
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,563	\$1,749
P&G Adjustment	\$0	\$0
Assessed Value	\$11,510	\$11,025

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,933.41
Tax Bill Amount	\$128.29
Tax Savings with Exemptions	\$11,805.12

## Owner(s)

Name - Ownership Type

JAFFER REACHOUT FOUNDATION INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 51 - 53 & VACD R/W ADJ ON E (LESS W  
200 FT OF E 220 FT OF S 203.5 FT OF LOT 52 &  
W 208.71 FT OF S 217.21 FT OF LOT 53  
& S 8.5 FT FOR RD)  
EUREKA HAMMOCK  
PB 1 PG 106

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$11,510	\$0	\$11,510
Schools	\$16,073	\$0	\$16,073
SJWM(Saint Johns Water Management)	\$11,510	\$0	\$11,510

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/30/2021	\$100	10151/0846	Vacant	No
WARRANTY DEED	3/17/2010	\$600,000	07353/0527	Vacant	Yes
QUIT CLAIM DEED	2/1/1990	\$100	02153/1692	Improved	No
QUIT CLAIM DEED	7/1/1984	\$100	01626/1328	Improved	No

## Land

Units	Rate	Assessed	Market
27.45 Acres	\$40,000/Acre Market, \$225/Acre AG	\$6,176	\$1,098,000

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
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
POLE/BARNS/BELOW AVG	1998	2112	\$16,495	\$9,897

### Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

### Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

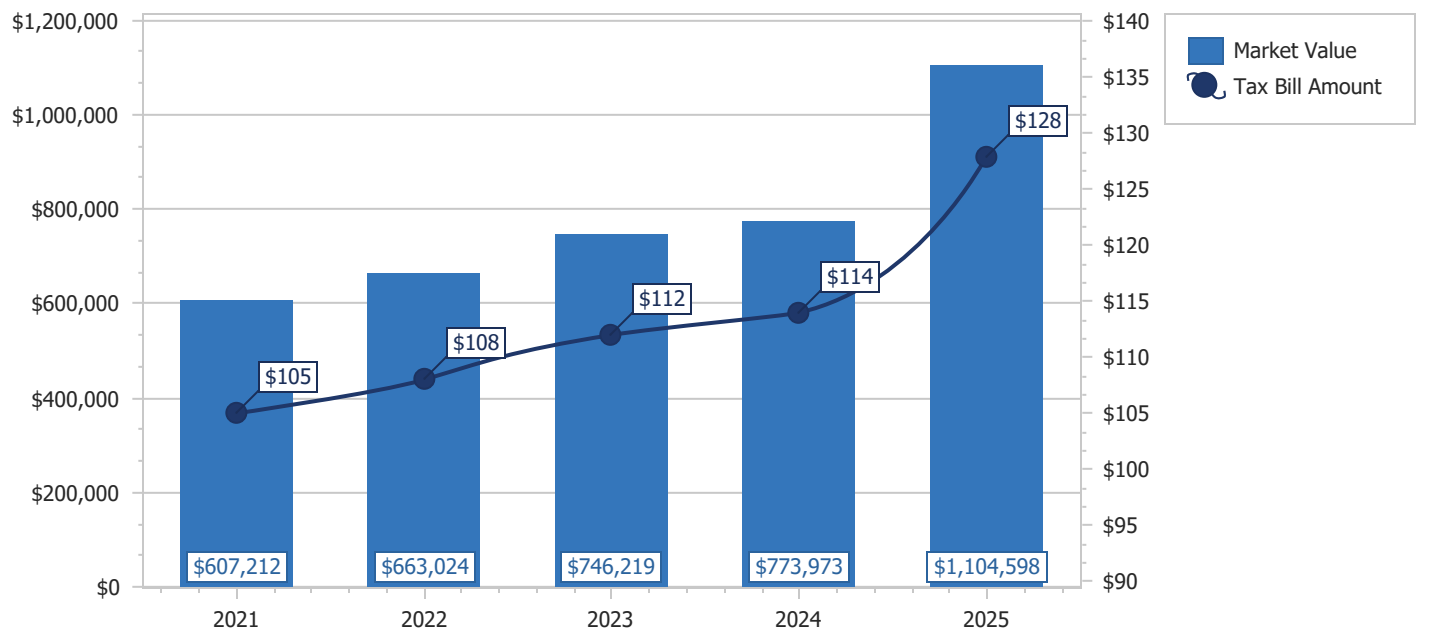
### School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

### Utilities

Fire Station #	Station: 35 Zone: 351
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 2026 © 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 [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 3/23/2026 1:27:22 PM  
**Project:** 26-80000033  
**Credit Card Number:** 41\*\*\*\*\*6343  
**Authorization Number:** 02339D  
**Transaction Number:** 230326O3A-17F32AA9-DD93-480E-BE7C-21522BE756D9  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50