

PM: Annie



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

PROJ. #: 26-80000056

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME:	3925 Red Bug Lake Rd		
PARCEL ID #(S):	23-21-30-300-0190-0000		
TOTAL ACREAGE:	2.20	BCC DISTRICT:	1: Dallari
ZONING:	A-1	FUTURE LAND USE:	K-12 School LDR

APPLICANT

NAME:	Pete Baldwin	COMPANY:	Chris Baldwin Whiteacre LLC	
ADDRESS:	229 N John Young Parkway			
CITY:	Kissimmee	STATE:	FL	ZIP: 34741
PHONE:	407 973 2011	EMAIL:	[REDACTED]	

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: _____

STAFF USE ONLY

COMMENTS DUE:	5/22	COM DOC DUE:	5/28	DRC MEETING:	6/10
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	A-1	FLU:	LDR	LOCATION:	
W/S:	Seminole County	BCC:	1: Dallari	on the south side of Red Bug Lake Rd, west of Dodd Rd	

Agenda: 6/5

LETTER OF INTENT

Date: MAY 5, 2026

RE: Letter of Intent to Purchase

3925 Red Bug Lake Rd
Casselberry, FL 32707

1. Buyer

Baldwin Whiteacre LLC, or affiliated assignee (“Buyer”)

2. Property

The property located at 3925 Red Bug Lake Rd, Casselberry, FL 32707, consisting of approximately 12,933 square feet situated on approximately 2.20 acres (subject to parcel split) (the “Property”).

4. Proposed Use

Buyer intends to lease the property to Individual Education Plan Academy, a not-for-profit Christian educational institution operating as Christian Preparatory Schools. The school will offer grades K-12. The target class size is 18 students. The target enrollment for the 2027-2028 school year is 100 students.

Buyer and Tenant intend to maintain a cooperative relationship with the existing church, including shared parking arrangements and accommodation for Sunday services and special events.

TOTAL PARCEL

FOR SALE

RED BUG LAKE RD

EDUCATIONAL PROPERTY FOR SALE

3925 RED BUG LAKE RD, CASSELBERRY, FL 32707

12,933± SF ON 2.20± AC AVAILABLE



DESCRIPTION

Educational building for sale that is currently part of a church campus, totaling 12,933± SF on 2.20± AC after split. Located in Casselberry, FL, the property is on the highly trafficked Red Bug Lake Rd. Excellent opportunity for a school with two buildings on the property. Buildings include 15± classrooms, multiple office spaces, a commercial kitchen, and a large assembly area, with a maximum student capacity of 100.

**Sale is contingent upon approval from Seminole County for a lot split and continued use of the property as a school. Sale is also contingent on shared parking and cross access agreements.*

BUILDING FEATURES

A PORTION OF PARCEL ID	23-21-30-300-0190-0000
TOTAL BUILDING SF	12,933 ± SF
ACREAGE	2.20± AC
ZONING	A-1 (Seminole County)
NUMBER OF BUILDINGS	2
PARKING	86± spaces plus shared parking with church parcel
ASKING PRICE	\$1,495,000

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | **407.540.7789**
 Vice President
Carlin.Beekman@foundrycommercial.com
 Licensed Real Estate Broker

MATT MESSIER, SIOR, CCIM | **407.540.7718**
 Principal, Managing Director
Matt.Messier@foundrycommercial.com
 Licensed Real Estate Broker

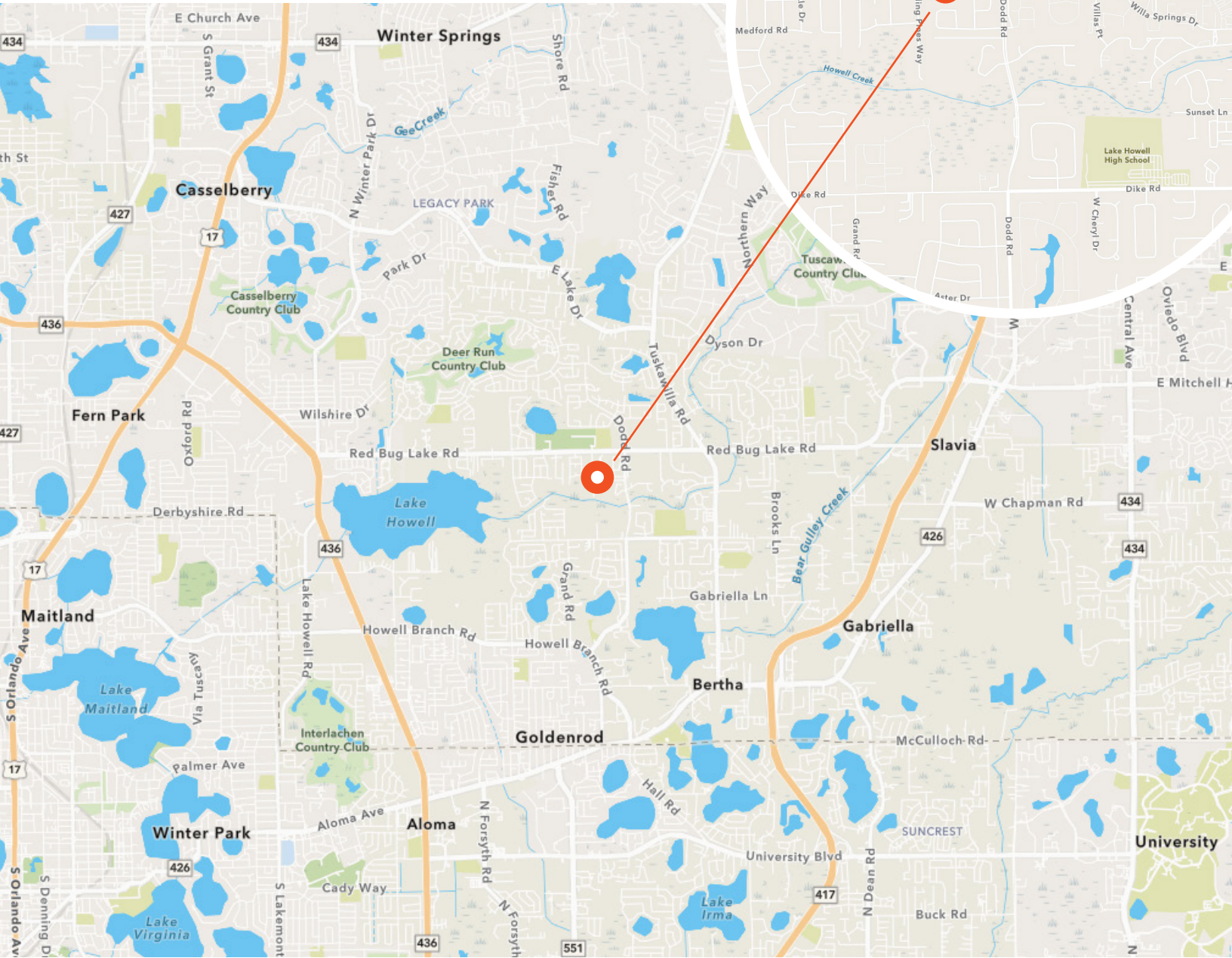
FOUNDRY
 COMMERCIAL

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

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LOCATION

Located across the street from Red Bug Elementary School, the property is less than 10 minutes from FL-417 and The Oviedo Mall to the east and 15 minutes from I-4 to the west. Additionally, Casselberry is centrally located, surrounded by the communities of Altamonte Springs, Longwood, Lake Mary, Winter Springs, Oviedo, Maitland, and Winter Park.



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PHOTOS



ASSEMBLY SPACE



ASSEMBLY SPACE



KITCHEN



KITCHEN



CLASSROOM



OFFICE

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PHOTOS



CLASSROOM



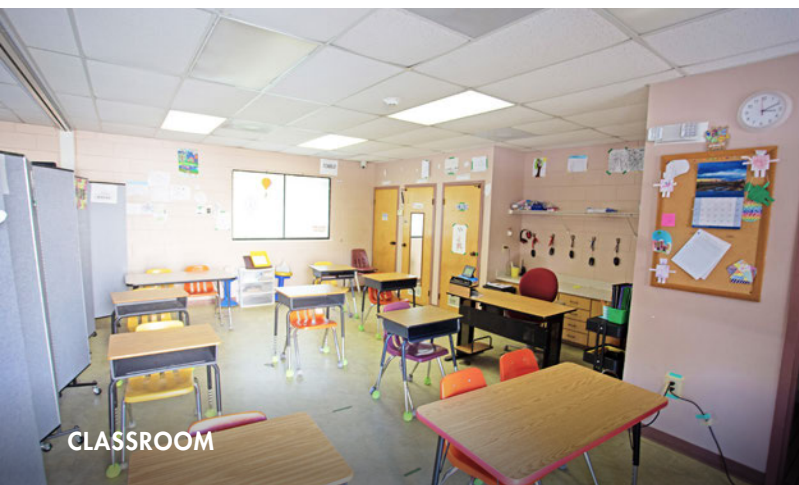
OFFICE



CLASSROOM



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PARKING AREA

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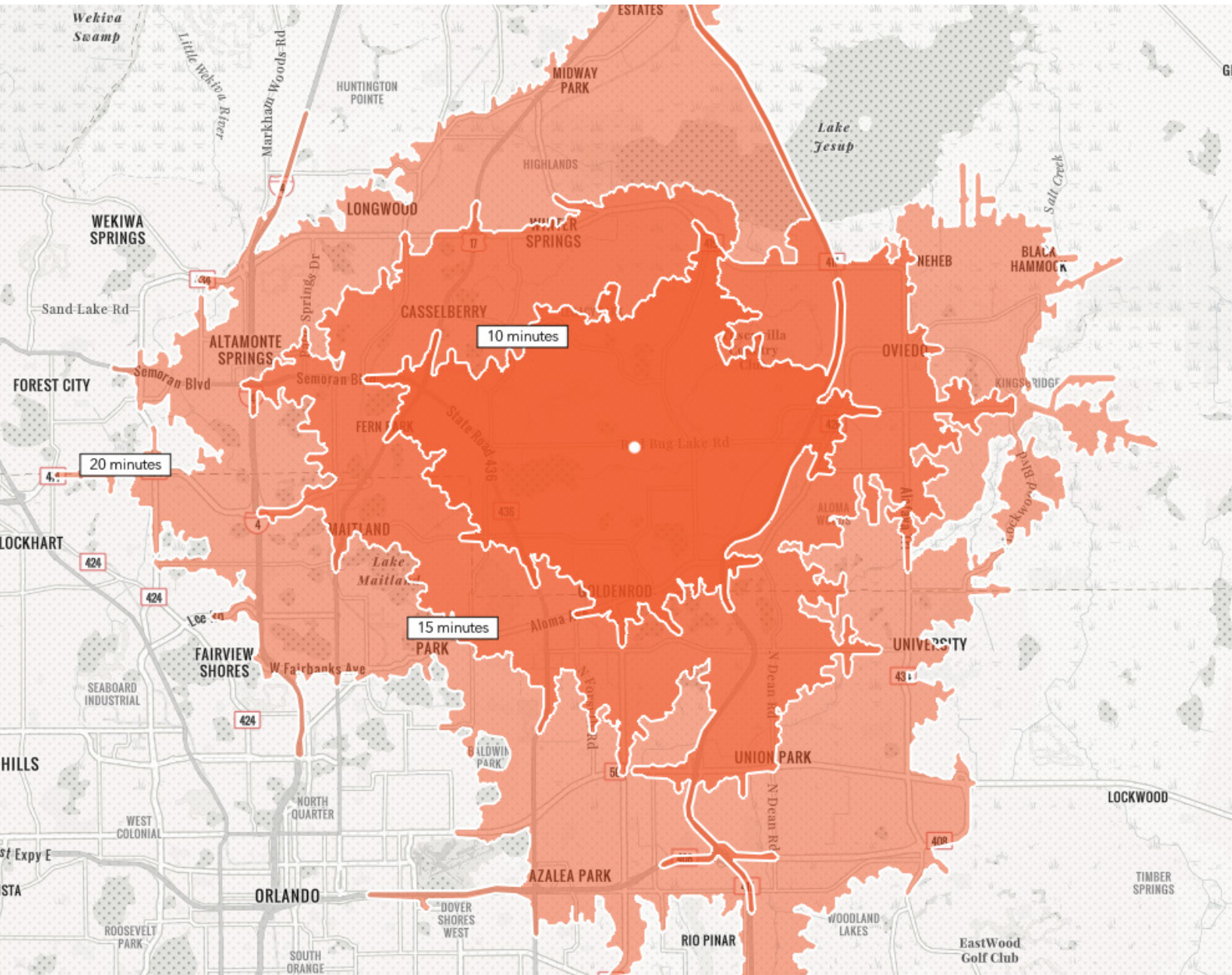
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DRIVE TIMES



36,500 VEHICLES

Red Bug Lake Road Annual Daily Traffic Count 2022

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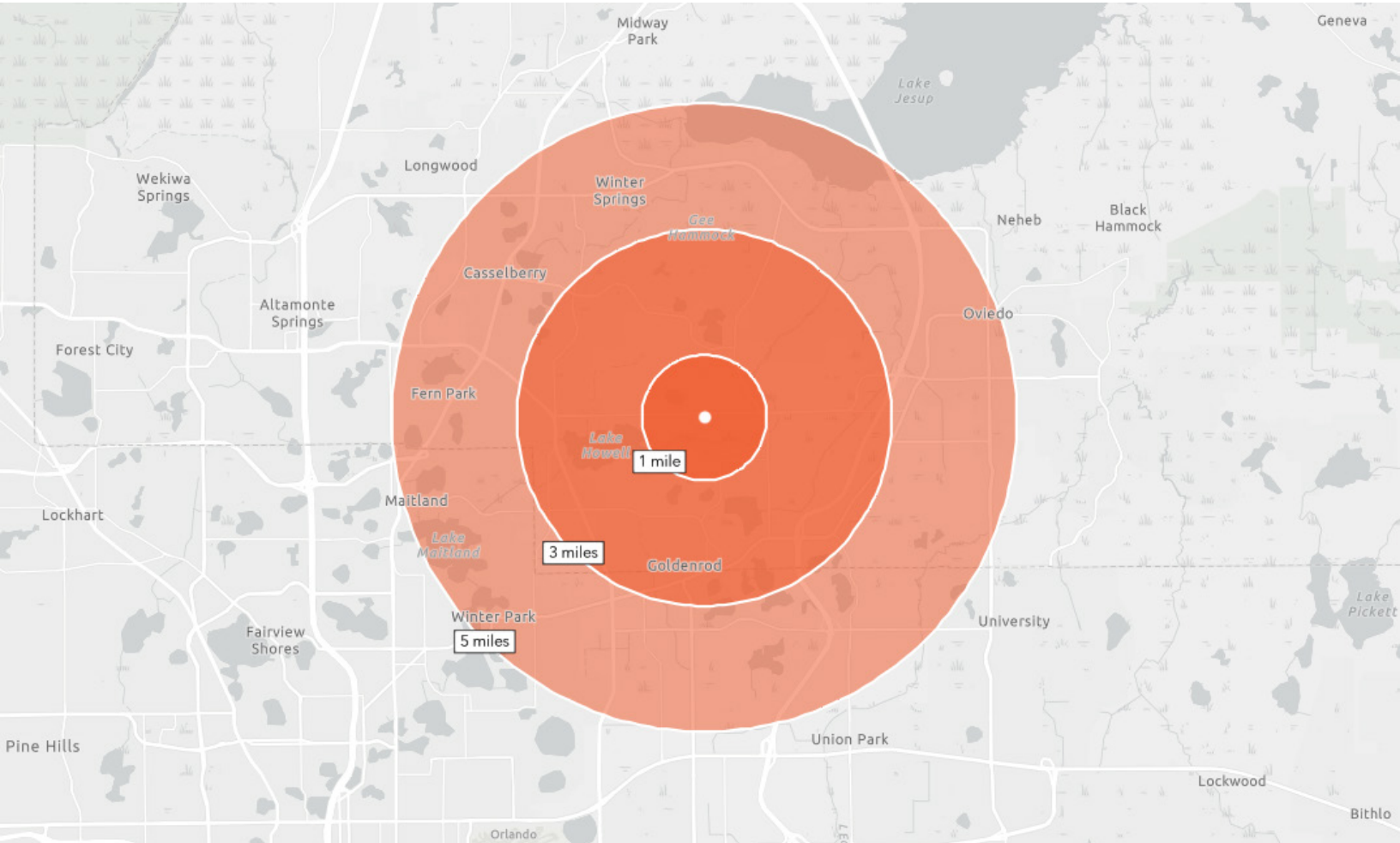
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DEMOGRAPHICS



1 MILE RADIUS

	10,560 ESTIMATED POPULATION 2025
	39.4 AVERAGE AGE
	\$405,224 MEDIAN HOME VALUE 2025
	4,223 TOTAL EMPLOYEES
	\$118,128 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	91,658 ESTIMATED POPULATION 2025
	39.4 AVERAGE AGE
	\$393,621 MEDIAN HOME VALUE 2025
	29,048 TOTAL EMPLOYEES
	\$107,805 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	235,234 ESTIMATED POPULATION 2025
	39.0 AVERAGE AGE
	\$426,298 MEDIAN HOME VALUE 2025
	97,047 TOTAL EMPLOYEES
	\$119,071 AVG HOUSEHOLD INCOME

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2026 Property Record Card



Parcel: 23-21-30-300-0190-0000
Property Address: 3925 RED BUG LAKE RD CASSELBERRY, FL 32707
Owners: TUSKAWILLA UNITED METHODIST CHURCH INC
 2026 Market Value \$3,625,027 Assessed Value \$3,287,116 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$40,876.78
 Churches property w/1st Building size of 7,005 SF and a lot size of 5.22 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	23-21-30-300-0190-0000
Property Address	3925 RED BUG LAKE RD CASSELBERRY, FL 32707
Mailing Address	3925 RED BUG LAKE RD CASSELBERRY, FL 32707-5501
Subdivision	
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	\$2,952,243	\$2,325,668
Depreciated Other Features	\$22,695	\$12,530
Land Value (Market)	\$650,089	\$650,089
Land Value Agriculture	\$0	\$0
Just/Market Value	\$3,625,027	\$2,988,287
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$337,911	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$3,287,116	\$2,988,287

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$40,876.78
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$40,876.78

Owner(s)

Name - Ownership Type
TUSKAWILLA UNITED METHODIST CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E
 NW 1/4 OF W 1/2 OF NE 1/4
 OF SE 1/4 (LESS RD & E 15 FT OF N 15 FT)
 & BEG 20 FT N & 115 FT E OF INT SLY R/W
 RED BUG LAKE RD & E LI OF NW 1/4
 OF NE 1/4 OF SE 1/4 RUN S 35 FT W 115 FT S 114.55 FT E 291.17 FT N TO A PT W OF BEG E TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,287,116	\$3,287,116	\$0
SCHOOLS	\$3,625,027	\$3,625,027	\$0
FIRE	\$3,287,116	\$3,287,116	\$0
ROAD	\$3,287,116	\$3,287,116	\$0
WATER MANAGEMENT DISTRICT	\$3,287,116	\$3,287,116	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/1982	\$100	01387/1118	Vacant	No

Land

Units	Rate	Assessed	Market
5.75 Acres	\$113,000/Acre	\$650,089	\$650,089

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1982
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7005
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,304,978
Assessed	\$652,489

Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	2802

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1987
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5928
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$995,864
Assessed	\$567,642



Building 2

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	1020

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	14722
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$2,456,896
Assessed	\$1,732,112

Building 3

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
04888	3925 RED BUG LAKE RD: HOOD SYSTEM NFA 96	\$1,893		4/20/2022
18550	3925 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-church	\$5,675		1/5/2021

02470	3925 RED BUG LAKE RD: MECHANICAL - COMMERCIAL-	\$4,885		2/24/2020
14672	3925 RED BUG LAKE RD: FENCE/WALL COMMERCIAL-	\$4,892		12/26/2019
12169	FIRE ALARM	\$4,450		9/6/2017
9828	MECHANICAL	\$85,061		7/19/2017
7612	MECHANICAL	\$43,350		6/7/2017
03272	REROOF	\$29,900		3/15/2017
11678	REPLACE FIRE ALARM SYSTEM, IN THE SANCTUARY, DUE TO LIGHTNING DAMAGE - 3915 RED BUG LAKE RD	\$17,575		10/10/2016
08765	MECHANICAL	\$5,865		9/4/2014
06614	10' X 12' SHED	\$1,944		8/6/2013
00579	REROOF	\$30,480		1/28/2013
09513	FIRE ALARM SYSTEM INSTALLATION	\$2,400		12/27/2012
08064	CHANGEOUT READER BOARD SIGN	\$35,000		10/13/2011
07191	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 3915 RED BUG LAKE RD	\$1,200		9/13/2010
05696	RELOCATE SERVICE FOR PRIMARY FEEDER	\$1,500		7/19/2010
07055	INSTALL 170 X 6 CHAIN-LINK	\$1,500		8/1/1999
06720	INSTALL FIRE SPRINKLER SYSTEM	\$16,440		8/1/1999
06333	600 X 6 CHAIN-LINK FENCE	\$2,450		7/1/1999
03551	PAD PER PERMIT 3915 RED BUG LAKE RD	\$1,250,000	2/16/2000	4/1/1999
03360	FIRE ALARM; PAD PER PERMIT 3915 RED BUG LAKE RD	\$12,500		4/1/1999
02048	CHURCH FOUNDATION ONLY; PAD PER PERMIT 3915 RED BUG LAKE RD	\$20,000		3/1/1999
07408	ADD FIRE ALARM; PAD PER PERMIT 2013 LAKE DR	\$1,500		11/1/1997
00935	TIE ANSUL INTO EXISTING ALARM	\$200		2/1/1996
07489	SUPPRESSION SYS-UNITED METHOD	\$950		11/1/1995
07490	CHURCH- HOOD SYSTEM	\$5,100		11/1/1995
03803	CHURCH KITCHEN REMODEL	\$8,000	4/29/1996	6/1/1995

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN WALKS CONC COMM	1982	10000	\$33,500	\$20,100
	1982	795	\$4,325	\$2,595

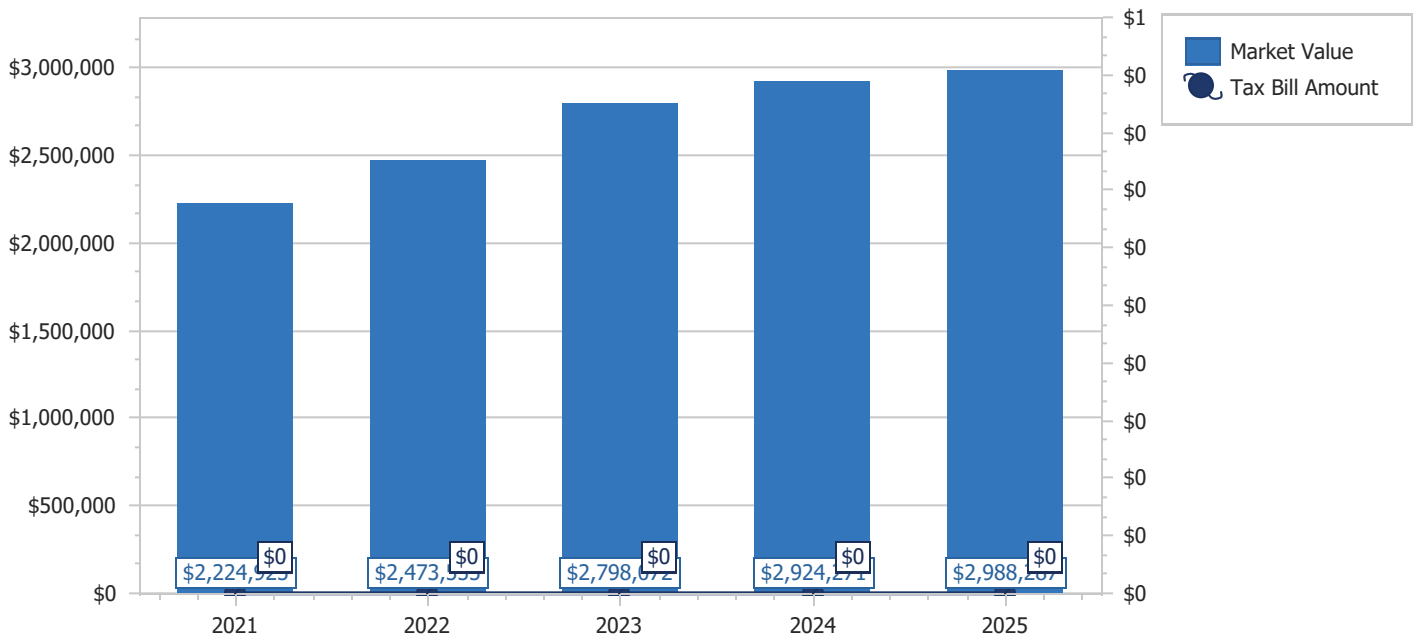
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Red Bug
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 66

Utilities	
Fire Station #	Station: 27 Zone: 271
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/13/2026 8:54:46 AM
Project: 26-80000056
Credit Card Number: 42*****7423
Authorization Number: 03513G
Transaction Number: 130526O3B-6EF45546-465F-4DF2-BB2E-026ED939A485
Total Fees Paid: 52.50

Fees Paid

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