

APPLICANT **EPLAN PRIVILEGES:** VIEW ONLY UPLOAD NONE

NAME: Julian R. Coto, P.E.	COMPANY: Excel Engineering Consultants, LLC
ADDRESS: 303 Avila Court	
CITY: Winter Springs	STATE: Florida ZIP: 32708
PHONE: 407-260-2292	EMAIL: Julian@Excelengineeringfl.com

CONSULTANT **EPLAN PRIVILEGES:** VIEW ONLY UPLOAD NONE

NAME: Julian R. Coto, P.E.	COMPANY: Excel Engineering Consultants, LLC
ADDRESS: 303 Avila Court	
CITY: Winter Springs	STATE: Florida ZIP: 32708
PHONE: 407-260-2292	EMAIL: Julian@Excelengineeringfl.com

OWNER(S) (INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Darryl De Ruiter, President for TMA PROPERTIES FOUNDATION, INC.
ADDRESS: 1500 Lukas Lane
CITY: Oviedo STATE: Florida ZIP: 32765
PHONE: 407-971-2221 EMAIL: RachelMarks@mastersacademy.org

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

I hereby represent that I have the lawful right and authority to file this application.

Julian R. Coto
Digitally signed by Julian R. Coto
DN: O=Excel Engineering Consultants,
LLC, CN=Julian R. Coto,
E=Julian@Excelengineeringfl.com
Reason: I am the author of this document
Location: Winter Springs
Date: 2024.08.09 09:37:31-0400'

8/9/2024

SIGNATURE OF AUTHORIZED APPLICANT

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Darryl De Ruiter, President for TMA PROPERTIES FOUNDATION, INC., the owner of record for the following described property [*Parcel ID Number(s)*] 16-21-31-5CA-0000-028A hereby designates Julian R. Coto, P.E. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

8-8-24

Date


Property Owner's Signature



Date: 8-8-24 Darryl De Ruiter, President for TMA PROPERTIES FOUNDATION, INC.
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Darryl De Ruiter (*property owner*),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 8th day of August, 2024.


Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

TMA PROPERTIES FOUNDATION, INC.

Filing Information

Document Number	N06000004263
FEI/EIN Number	20-4717769
Date Filed	04/14/2006
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	07/02/2012
Event Effective Date	NONE

Principal Address

1500 LUKAS LANE
OVIEDO, FL 32765

Mailing Address

1500 LUKAS LANE
OVIEDO, FL 32765

Registered Agent Name & Address

MATTHEWS, JADE
1500 LUKAS LANE
OVIEDO, FL 32765

Name Changed: 11/29/2023

Address Changed: 01/13/2014

Officer/Director Detail

Name & Address

Title Secretary, VC

JAHNKE, BRADLEY, Dr.
1500 LUKAS LANE
OVIEDO, FL 32765

Title Treasurer

WEN, YIQIANG DENNIS
1500 LUKAS LANE
OVIEDO, FL 32765

Title Chairman

PURSLEY, TIMOTHY, Dr.
1500 LUKAS LANE
OVIEDO, FL 32765

Title President

De Ruiters, Darryl
1500 LUKAS LANE
OVIEDO, FL 32765

Annual Reports

Report Year	Filed Date
2023	01/03/2023
2023	11/29/2023
2024	04/26/2024

Document Images

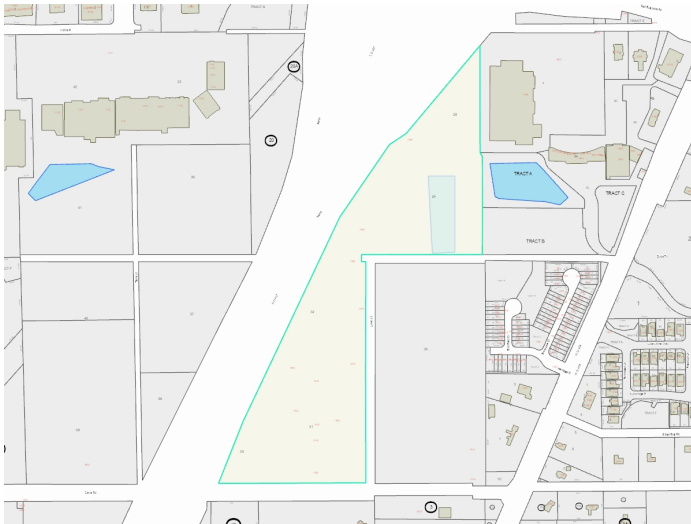
04/26/2024 -- ANNUAL REPORT	View image in PDF format
11/29/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/03/2023 -- ANNUAL REPORT	View image in PDF format
01/07/2022 -- ANNUAL REPORT	View image in PDF format
07/01/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
01/03/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/05/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/14/2016 -- ANNUAL REPORT	View image in PDF format
01/05/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/07/2013 -- ANNUAL REPORT	View image in PDF format
07/02/2012 -- Amendment	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
01/20/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
02/19/2008 -- REINSTATEMENT	View image in PDF format
04/14/2006 -- Domestic Non-Profit	View image in PDF format

Property Record CardA



Parcel: **16-21-31-5CA-0000-028A**
 Property Address: **1500 LUKAS LN OVIEDO, FL 32765**
 Owners: **TMA PROPERTIES FOUNDATION INC**
 2024 Market Value \$14,448,341 Assessed Value \$14,072,231
 2023 Tax Bill \$0.00 Tax Savings with Exemptions \$170,248.41
 Private School & College property w/1st Building size of 23,400 SF and a lot size of 30.89 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	16-21-31-5CA-0000-028A
Property Address	1500 LUKAS LN OVIEDO, FL 32765
Mailing Address	1500 LUKAS LN OVIEDO, FL 32765-6629
Subdivision	SLAVIA COLONY COS SUBD
Tax District	01:County Tax District
DOR Use Code	72:Private School & College
Exemptions	36-CHURCH/RELIGIOUS (2011)
AG Classification	No

Value SummaryA

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	8	8
Depreciated Building Value	\$11,967,035	\$10,399,523
Depreciated Other Features	\$941,806	\$853,914
Land Value (Market)	\$1,539,500	\$1,539,500
Land Value Agriculture	\$0	\$0
Market Value	\$14,448,341	\$12,792,937
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$376,110	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$14,072,231	\$12,792,937

2023 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$170,248.41
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$170,248.41

Owner(s)A

Name - Ownership Type

TMA PROPERTIES FOUNDATION INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOTS 28 29 & 33 ELY OF EXPRESSWAY (LESS RD
& N 1/2 OF VACD ST ADJ ON S
& LOTS 31 32 & 38 ELY OF EXPRESSWAY (LESS
RD) & S 1/2 OF VACD ST ADJ ON N
SLAVIA COLONY COS SUBD
PB 2 PG 71

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$14,072,231	\$14,072,231	\$0
Schools	\$14,448,341	\$14,448,341	\$0
FIRE	\$14,072,231	\$14,072,231	\$0
ROAD DISTRICT	\$14,072,231	\$14,072,231	\$0
SJWM(Saint Johns Water Management)	\$14,072,231	\$14,072,231	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/1/2009	\$100	07298/0336	Improved	No
WARRANTY DEED	11/1/1998	\$567,000	03529/1604	Vacant	No
QUIT CLAIM DEED	5/1/1990	\$100	02187/0245	Vacant	No
QUIT CLAIM DEED	5/1/1990	\$100	02187/0243	Vacant	No

LandA

Units	Rate	Assessed	Market
30.79 Acres	\$50,000/Acre	\$1,539,500	\$1,539,500

Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	23400
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$3,184,288
Assessed	\$2,372,295

Building 1

* Year Built = Actual / Effective

Building InformationA	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	22082
Total Area (ft ²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$3,062,266
Assessed	\$2,204,832

Building 2

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	9994

Building InformationA	
#	3
Use	STEEL/PRE ENGINEERED.
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	19275
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$2,310,811
Assessed	\$1,663,784

Building 3

* Year Built = Actual / Effective

Building InformationA	
#	4
Use	MASONRY PILASTER .
Year Built*	2005
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	19346
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$2,345,317
Assessed	\$1,841,074

Building 4

* Year Built = Actual / Effective

Building InformationA	
#	5
Use	MASONRY PILASTER .
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	27414
Total Area (ft ²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$3,499,728
Assessed	\$2,712,289

Building 5

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
CANOPY	594
OPEN PORCH FINISHED	1482
UTILITY FINISHED	112

Building InformationA	
#	6
Use	MASONRY PILASTER .
Year Built*	2003
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	9872
Total Area (ft ²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$1,291,202
Assessed	\$987,770

Building 6

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	128

Building InformationA	
#	7
Use	MASONRY PILASTER .
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	875
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$126,056
Assessed	\$97,693

Building 7

* Year Built = Actual / Effective

Building InformationA	
#	8
Use	MASONRY PILASTER .
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	875
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$112,642
Assessed	\$87,298

Building 8

* Year Built = Actual / Effective

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08672	1520 LUKAS LN: ALTERATION COMMERCIAL-Type IIB, CMU/Metal building [SLAVIA COLONY COS SUBD]	\$50,000		7/1/2024
16001	1584 LUKAS LN: RADIO ENHANCEMENT SYSTEM-School [SLAVIA COLONY COS SUBD]	\$42,000		12/21/2023
12588	1500 LUKAS LN: GAS - COMMERCIAL- PRIVATE SCH & COLLEGE [SLAVIA COLONY COS SUBD]	\$0		8/17/2023

07325	1550 LUKAS LN: ALTERATION COMMERCIAL-Metal building NEED CC [SLAVIA COLONY COS SUBD]	\$60,000	2/23/2024	6/2/2023
08216	1500 LUKAS LN: ALTERATION COMMERCIAL-Level 2 alteration, CC no CO [SLAVIA COLONY COS SUBD]	\$30,000	5/1/2024	5/31/2023
05018	1500 LUKAS LN: ALTERATION COMMERCIAL-steel structure [SLAVIA COLONY COS SUBD]	\$1,200,000	3/5/2024	4/27/2023
06039	1500 LUKAS LN: ALTERATION COMMERCIAL-Masonry building [SLAVIA COLONY COS SUBD]	\$40,000	10/7/2022	5/25/2022
00035	1584 LUKAS LN: OTHER BUILDING COMMERCIAL- [SLAVIA COLONY COS SUBD]	\$28,717		2/23/2022
14667	1584 LUKAS LN: ALTERATION COMMERCIAL-Interior Build-out CC [SLAVIA COLONY COS SUBD]	\$1,100,000	2/23/2024	10/20/2021
16528	1530 LUKAS LN: OTHER BUILDING COMMERCIAL-TEMP MODULAR CLASSROOM CO [SLAVIA COLONY COS SUBD]	\$8,300	11/16/2021	9/15/2021
13632	1584 LUKAS LN: STRUCTURES OTHER THAN BUILDINGS-Temporary Modular Building [SLAVIA COLONY COS SUBD]	\$25,000	11/16/2021	9/10/2021
11356	1530 LUKAS LN: ALTERATION COMMERCIAL-INTERIOR ALTERATION CC [SLAVIA COLONY COS SUBD]	\$100,000	11/2/2021	7/15/2021
11957	1584 LUKAS LN: ELECTRICAL - COMMERCIAL-Sheds [SLAVIA COLONY COS SUBD]	\$1,100		8/26/2020
02303	1584 LUKAS LN: OTHER BUILDING COMMERCIAL-2 SHEDS [SLAVIA COLONY COS SUBD]	\$12,000	7/28/2020	6/1/2020
12840	1500 LUKAS LN: FENCE/WALL COMMERCIAL- [SLAVIA COLONY COS SUBD]	\$3,800		9/25/2019
12338	1570 LUKAS LN: SIGN (POLE,WALL,FACIA) -illuminated channel letters [SLAVIA COLONY COS SUBD]	\$8,980		9/20/2019
02419	1500 LUKAS LN: ELECTRICAL - COMMERCIAL- [SLAVIA COLONY COS SUBD]	\$10,000		8/13/2019
05834	1520 LUKAS LN: ALTERATION COMMERCIAL-LEVEL 2 ALT, EXTERIOR FINISH [SLAVIA COLONY COS SUBD]	\$159,598	8/2/2019	5/6/2019
06323	2 STORY EDUCATIONAL BUILDING- 1570 LUKAS LN	\$2,000,000	8/26/2019	9/4/2018
10063	GROUND SIGN	\$37,046		8/2/2018
11776	DEMO- 1564 LUKAS LN	\$4,000		7/24/2018
09178	DEMO- 1560 LUKAS LN	\$2,000		7/24/2018
16929	FIRE ALARM SYSTEM - 1520 LUKAS LN	\$1,357		12/4/2017
13555	LEVEL 2 ALTERATION - 1520 LUKAS LN	\$20,000	2/5/2018	10/6/2017
08135	PLUMBING	\$1,050		6/14/2017
14454	SWIMMING POOL - 1350 LUKAS ACRES WAY	\$45,000		12/16/2016

11824	REPIPE FIRE SYSTEM TO COVER NEW APPLIANCE - CAFETERIA - 1516 LUKAS LN	\$1,100		10/12/2016
11321	ELECTRICAL	\$1,580		9/28/2016
07234	INSTALL 2 FLUSH MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGNS - 1584 LUKAS LN	\$2,300		6/22/2016
07007	INSTALL 364 LF OF 6' HIGH BLACK ALUMINUM FENCING W/4 GATES @ FRONT OF NEW BUILDING	\$16,250		6/16/2016
05230	ELECTRICAL	\$59,233		5/6/2016
04757	ELECTRICAL - 1500 LUCAS LN	\$10,000		4/28/2016
04496	PLUMBING	\$4,780		4/21/2016
04383	FIRE SPRINKLER INSTALLATION - 1584 LUKAS LN	\$83,000		4/19/2016
02223	FIRE ALARM SYSTEM INSTALLATION - 1500 LUKAS LN	\$1,276		3/1/2016
00893	FIRE ALARM INSTALLATION	\$27,500		2/24/2016
01002	FOUNDATION AND SUPPORT FOR SCOREBOARD	\$5,000		2/17/2016
01517	2 WOOD FRAME SOFTBALL DUGOUTS	\$41,774	3/29/2016	2/12/2016
00213	SITE LIGHTING	\$60,000		2/2/2016
00679	FENCE/WALL	\$16,500		2/1/2016
11663	PLUMBING	\$4,375		10/14/2015
05406	NEW ASSEMBLY BUILDING - 1584 LUKAS LN	\$6,848,735	9/8/2016	5/19/2015

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2001	21495	\$100,167	\$45,075
WALKS CONC COMM	2001	21495	\$100,167	\$45,075
COMMERCIAL CONCRETE DR 4 IN	2001	6176	\$28,780	\$12,951
COMMERCIAL CONCRETE DR 4 IN	2001	6176	\$28,780	\$12,951
COMMERCIAL ASPHALT DR 2 IN	2001	143152	\$350,722	\$157,825
COMMERCIAL ASPHALT DR 2 IN	2001	143152	\$350,722	\$157,825
6' CHAIN LINK FENCE	2001	4089	\$47,760	\$19,104
6' CHAIN LINK FENCE	2001	4089	\$47,760	\$19,104
12' CHAIN LINK FENCE	2001	702	\$16,406	\$6,562
12' CHAIN LINK FENCE	2001	702	\$16,406	\$6,562
ALUM FENCE	2001	7398	\$45,720	\$20,574
ALUM FENCE	2001	7398	\$45,720	\$20,574
BASKETBALL COURT/CONCRETE	2001	8961	\$36,919	\$16,614
BASKETBALL COURT/CONCRETE	2001	8961	\$36,919	\$16,614
POLE LIGHT 1 ARM	2001	17	\$31,518	\$31,518
POLE LIGHT 1 ARM	2001	17	\$31,518	\$31,518
POLE LIGHT 2 ARM	2001	10	\$36,050	\$36,050

POLE LIGHT 2 ARM	2001	10	\$36,050	\$36,050
POLE LIGHT 4 ARM	2001	6	\$46,350	\$46,350
POLE LIGHT 4 ARM	2001	6	\$46,350	\$46,350
POLE LIGHT 5 ARM	2001	8	\$78,280	\$78,280
POLE LIGHT 5 ARM	2001	8	\$78,280	\$78,280

ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	MDR
Description	Medium Density Residential

School DistrictsA	
Elementary	Evans
Middle	Indian Trails
High	Oviedo

Political RepresentationA	
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 61

UtilitiesA	
Fire Station #	Station: 46 Zone: 465
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: 8/14/2024 9:24:36 AM
Project: 24-06000055
Credit Card Number: 37*****5002
Authorization Number: 286518
Transaction Number: 140824O17-8F0A9219-38C9-4331-AC72-DA792C159702
Total Fees Paid: 2611.20

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	32.70
SITE PLAN	2578.50
Total Amount	2611.20