



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

PROJ. #: 26-80000059
 PM: ANNIE
 REC'D: 05/26/2026

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: Wrights Rd
 PARCEL ID #(S): #31-21-31-300-0020-0000
 TOTAL ACREAGE: 5.01 BCC DISTRICT: 1: DALLARI
 ZONING: A-1 FUTURE LAND USE: OFF

APPLICANT

NAME: Marcin Lewandowski COMPANY: Fiduciary Trust Services LLC
NXT Level Training LLC
 ADDRESS: 2625 Wrights Rd
 CITY: Orlando STATE: FL ZIP: 32765
 PHONE: (973) 980-2349 EMAIL: [REDACTED]

CONSULTANT

NAME: Alex Garrao COMPANY: Boom Yards Outdoor
 ADDRESS: 4500 Metric Drive
 CITY: Winter Park STATE: FL ZIP: 32792
 PHONE: 407 6376 264 EMAIL: [REDACTED]

PROPOSED DEVELOPMENT

Brief description of proposed development: Private recreational amenity that complements the existing residential character of the property.
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION No Amendments

STAFF USE ONLY

COMMENTS DUE: 06/05 COM DOC DUE: 06/11 DRC MEETING: 06/24/2026
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
 ZONING: A-1 FLU: OFF LOCATION: on the east side of Wrights Rd, north of W SR 426
 W/S: SEMINOLE COUNTY UTILITIES BCC: 1: DALLARI

Detailed Narrative

Proposed Private Recreational Membership Facility

2625 Wright Road, Oviedo, Florida

The proposed project consists of a private membership-based outdoor recreational training focused on futsal training, youth athletics, fitness, and community-oriented recreational programming.

The field is intended to provide structured athletic opportunities for members through organized training session clinics in a controlled private setting.

We will serve members and registered participants and we are not intended to operate as a large-scale commercial entertainment venue.

The conceptual development will include:

- An Outdoor futsal court and multipurpose athletic grass field
- Open recreational training areas
- Plenty of Designated Parking area for members and participants within our 5 acre lot
- Controlled site access and perimeter fencing
- Landscaping and buffering where appropriate if needed
- Low-impact field lighting, if approved

Typical operations are anticipated to occur primarily during the day between the hours of 9am and 8pm and some Sundays 9am to 3pm.

Employees are 3 coaches and 1 assistant. We plan to have a rental contract with a portable bathroom company in order to have something for the members to use the restroom.

The most members we will have at any given time is 30 with an average of 20 members.

The use is expected to generate minor traffic patterns associated with scheduled recreational activities and organized participant arrival times.

There will be no tournaments being hosted.

The proposed development is intended to maintain compatibility with surrounding properties by utilizing appropriate setbacks, buffering, site organization, parking management, and operational controls. The project seeks to provide a safe, organized, and professionally managed recreational environment that promotes healthy activity and positive youth engagement within the community.

At this time, the submission is conceptual in nature and intended for pre-application review and feedback from Seminole County regarding zoning compatibility, development requirements, permitted uses, and any additional approvals that may be necessary for the proposed recreational facility.

The applicant respectfully requests guidance regarding the feasibility of the proposed private recreational membership facility and the appropriate development review process moving forward.

FLORIDA RAILS TO TRAIL - BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA
(PARCEL 2, O.R.B 3177, PAGE 632)
(FORMERLY CSX RAILROAD)

LOMA VISTA
PLAT BOOK 58, PAGE 25
N 73°36'27" E
261.60

25.5

N 01°19'27" W
596.71

WRIGHTS ROAD
DIRT PUBLIC R/W VARIES

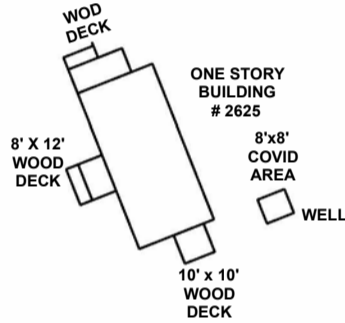
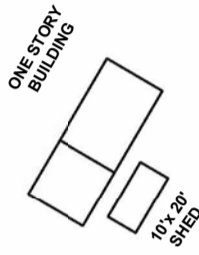
OVERHEAD WIRES

25.0

PARCEL
31-21-31-300-0020-0000

S 88°47'28" W
339.40

MORNING DEW LOOP



S 00°52'06" E
663.71

PARCEL 31-21-31-513-0000-0030
LOMA VISTA
PLAT BOOK 59, PAGE 27

1

Landscape Design 1

1" = 60'-0"

The above is an illustrative drawing of the exterior design; some of the elements are not included in the estimate and are only complementary to the design. Boomyards will only construct the elements mentioned in the final estimate.



Phone: (+1) 4792310605
www.vrdesignpros.com

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FOR ADDITIONAL AND/OR COMPLEMENTARY INFORMATION ABOUT STRUCTURES, HVAC, POWER/VOICE/DATA, LIGHTING, KITCHENS, AND OTHER DISCIPLINES COMPLEMENTARY TO THE PROJECT, PLEASE REFER TO THE CONSTRUCTION DOCUMENTS DELIVERED BY THE CONTRACTORS. THE CONTENT OF THIS SHEET IS INTENDED TO SHOW DESIGN INTENT ONLY.

Contractor:



Customer:

01L. Alex Manfria

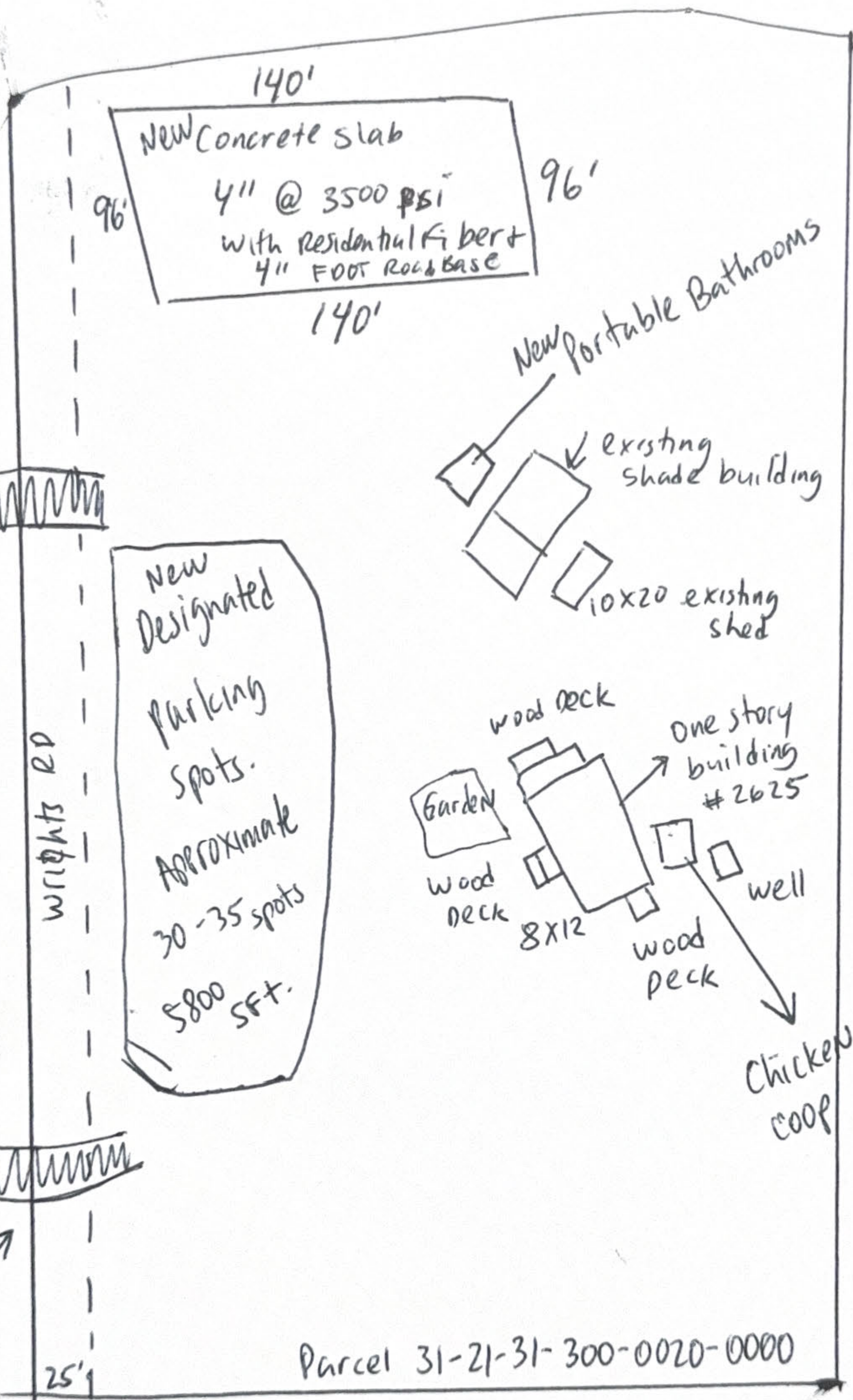
Address:

-

North:

Scale:

1" = 60'-0"



current entrance/exits to the property

2026 Property Record CardA



Parcel: 31-21-31-300-0020-0000
Property Address: 2625 WRIGHTS RD OVIEDO, FL 32765
Owners: FLORIDA LAND TRUST; FIDUCIARY TRUST SERVICES LLC TR
 2026 Market Value \$546,612 Assessed Value \$546,612 Taxable Value \$546,612
 2025 Tax Bill \$7,446.87
 The 2 Bed/2 Bath Single Family property is 1,248 SF and a lot size of 5.01 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	31-21-31-300-0020-0000
Property Address	2625 WRIGHTS RD OVIEDO, FL 32765
Mailing Address	425 W COLONIAL DR # 102 ORLANDO, FL 32804-6863
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$149,762	\$150,515
Depreciated Other Features	\$20,800	\$17,837
Land Value (Market)	\$376,050	\$376,050
Land Value Agriculture	\$0	\$0
Just/Market Value	\$546,612	\$544,402
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	\$546,612	\$544,402

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$7,446.87
Tax Bill Amount	\$7,446.87
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 FLORIDA LAND TRUST
 FIDUCIARY TRUST SERVICES LLC TR

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

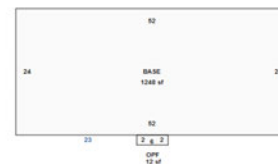
SEC 31 TWP 21S RGE 31E
S 1/2 OF W 1/4 OF NW 1/4 OF
NE 1/4 (LESS SAL RR)

COUNTY GENERAL FUND	\$546,612	\$0	\$546,612
FIRE	\$546,612	\$0	\$546,612
WATER MANAGEMENT DISTRICT	\$546,612	\$0	\$546,612

WARRANTY DEED	7/15/2024	\$650,000	10664/0546	Improved	Yes
WARRANTY DEED	9/1/1979	\$9,000	01247/1357	Vacant	Yes

5.01 Acres	\$75,000/Acre	\$376,050	\$376,050
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1
1984/2024
2.0
1248
SIDING GRADE 3
\$149,762



Sketch by Apex Sketch

Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
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PermitsA				
Permit #	Description	Value	CO Date	Permit Date
07995	REROOF	\$8,800		5/4/2018

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1984	1	\$6,000	\$3,600
PATIO 2	1984	1	\$3,500	\$2,100
ACCESSORY BLDG 1	1984	1	\$2,500	\$1,500
CARPORT 3	2017	1	\$17,000	\$13,600

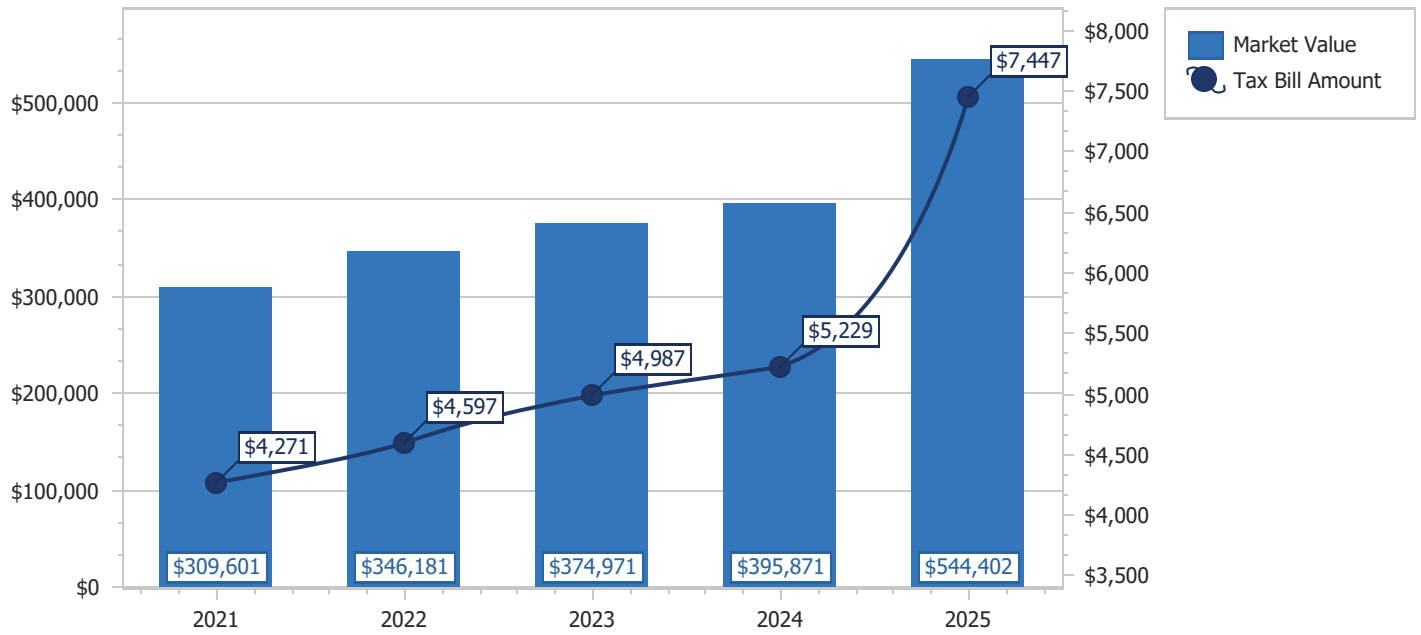
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	OFF
Description	Office

School DistrictsA	
Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

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 69

UtilitiesA	
Fire Station #	Station: 29 Zone: 293
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



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