



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

PROJ. #: 24-80000086

Received: 6/11/24

Paid: 6/11/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: The McIntyre Group Event Planning & Venue Business

PARCEL ID #(S): 29-20-30-512-0000-0020

TOTAL ACREAGE: 1.78 Acres

BCC DISTRICT: District 4 - Amy Lockhart

ZONING: M-1

FUTURE LAND USE: IND

APPLICANT

NAME: Christina McIntyre

COMPANY: The McIntyre Group, LLC

ADDRESS: 3719 N Saint Lucie Drive

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: 914-217-4629

EMAIL: christinahmcintyre@gmail.com

CONSULTANT

NAME: N/A

COMPANY: N/A

ADDRESS: N/A

CITY: N/A

STATE: N/A

ZIP: N/A

PHONE: N/A

EMAIL: N/A

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: Event planning consultation services and a versatile event venue designed to host intimate family social events such as: intimate wedding receptions, bridal showers, baby showers, birthday celebrations, repasses, etc.

STAFF USE ONLY

COMMENTS DUE: 6/21

COM DOC DUE: 6/27

DRC MEETING: 7/3

 PROPERTY APPRAISER SHEET
 PRIOR REVIEWS:

ZONING: M-1

FLU: IND

LOCATION:

on the north side of N Ronald Reagan Blvd,
east of Longwood Lake Mary Rd

W/S: Seminole County

BCC: 4: Lockhart

Agenda: 6/28

THE MCINTYRE GROUP, LLC

SPECIAL EXCEPTION DETAILED NARRATIVE REPORT

REPORT DATE

Monday, June 10, 2024

BUSINESS NAME

The McIntyre Group, LLC

OWNERS

Christina McIntyre
Perry McIntyre Jr.

PROPERTY ADDRESS

2290 N Ronald Reagan Blvd,
Longwood, FL 32750

PARCEL ID

29-20-30-512-0000-0020

BUSINESS DESCRIPTION

The Valentine Event Venue presented by The McIntyre Group, will be a versatile event venue designed to host a wide range of intimate family events, including micro weddings, birthday parties, bridal showers, baby showers, repasses, graduation celebrations, anniversaries, etc., and small corporate events such as classes and holiday events. Our venue will provide an intimate high-end modern aesthetic, the perfect blank canvas. This provides endless options for event design and provides an atmosphere that suites our client's needs. Additionally, we will provide exceptional customer service and are committed to creating unforgettable premium experiences for our clients and their guests.

BUSINESS CHARACTERISTICS

The McIntyre Event Business will include:

- Use of event space will be provided to clients for a fee, included are different packages from the basic package (venue rental, tables and chairs) to advance packages with comprehensive design elements and day-of event coordination
- We will rent a variety of fabrics (different sizes, colors, textures, and styles, i.e., tablecloths, linen napkins, etc.), furniture pieces, and décor elements for event related use
- Will also sell event planning services for interested clients
- Weekday will mostly consist of event planning consultations and venue tours (won't interfere with surrounding businesses during the day) and weeknights and weekends will be designated for events
- All events will conclude no later than 11 PM with clean-up afterwards
- As the tenant, we will maintain a \$1M general liability insurance
- We will also require clients to secure day of liability insurance prior to their event to ensure coverage in the event of damages
- We will ensure that there are volume limits set on our speaker system (to ensure that music doesn't disturb other tenants, even though events will be during close of business for most other tenants), this will be explained to each client and documented in our client contract

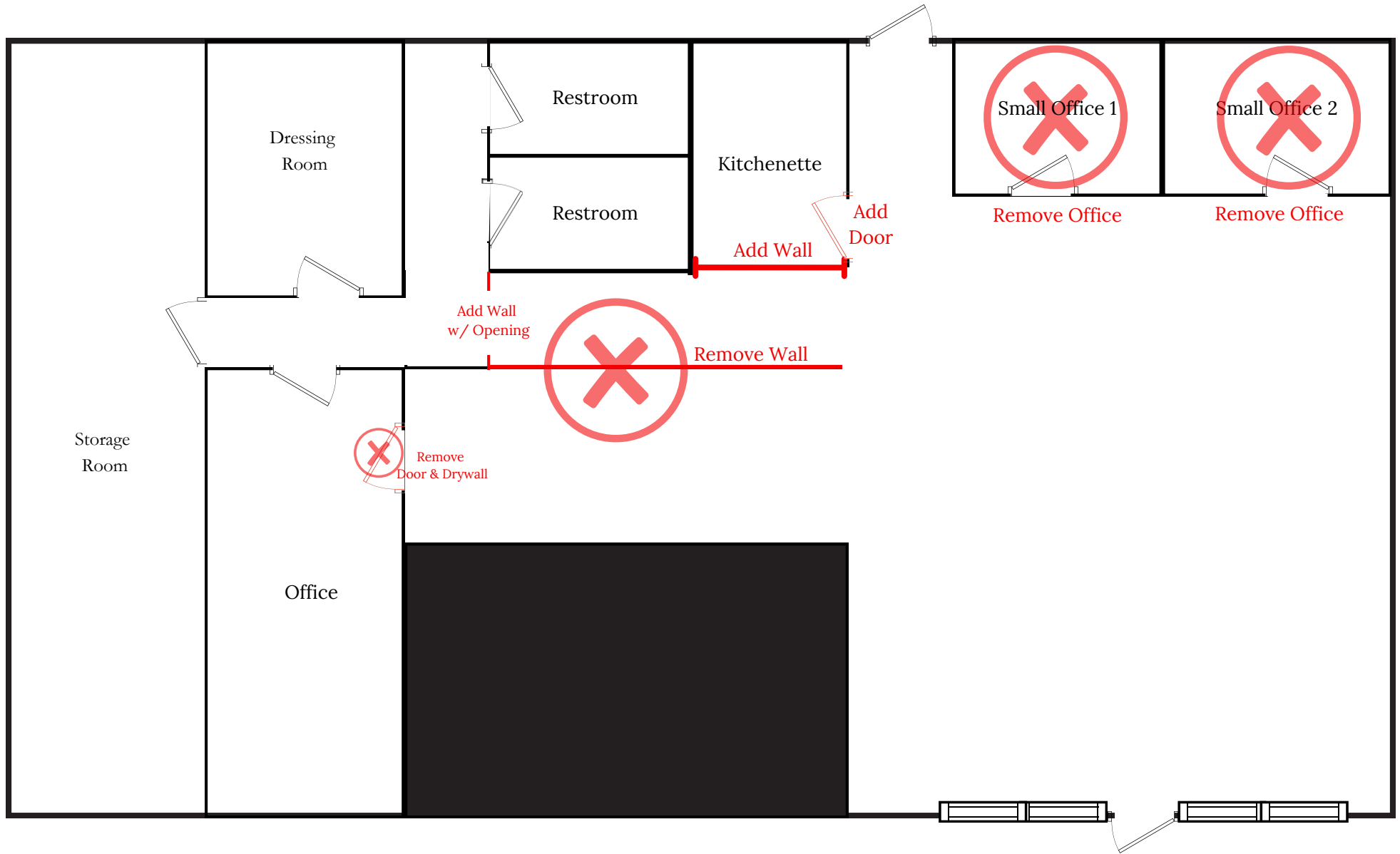
COMMUNITY BENEFITS

The McIntyre Group, LLC will provide a vital space for residents to celebrate life's milestones, fostering a sense of unity and shared experiences. We will be a valuable community resource for family social events, decor rentals, and professional event planning services.

Our operations will contribute to the local economy by collaborating with event-related businesses and local vendors such as florists, photographers, caterers, hotels, etc., thereby generating revenue for the city.

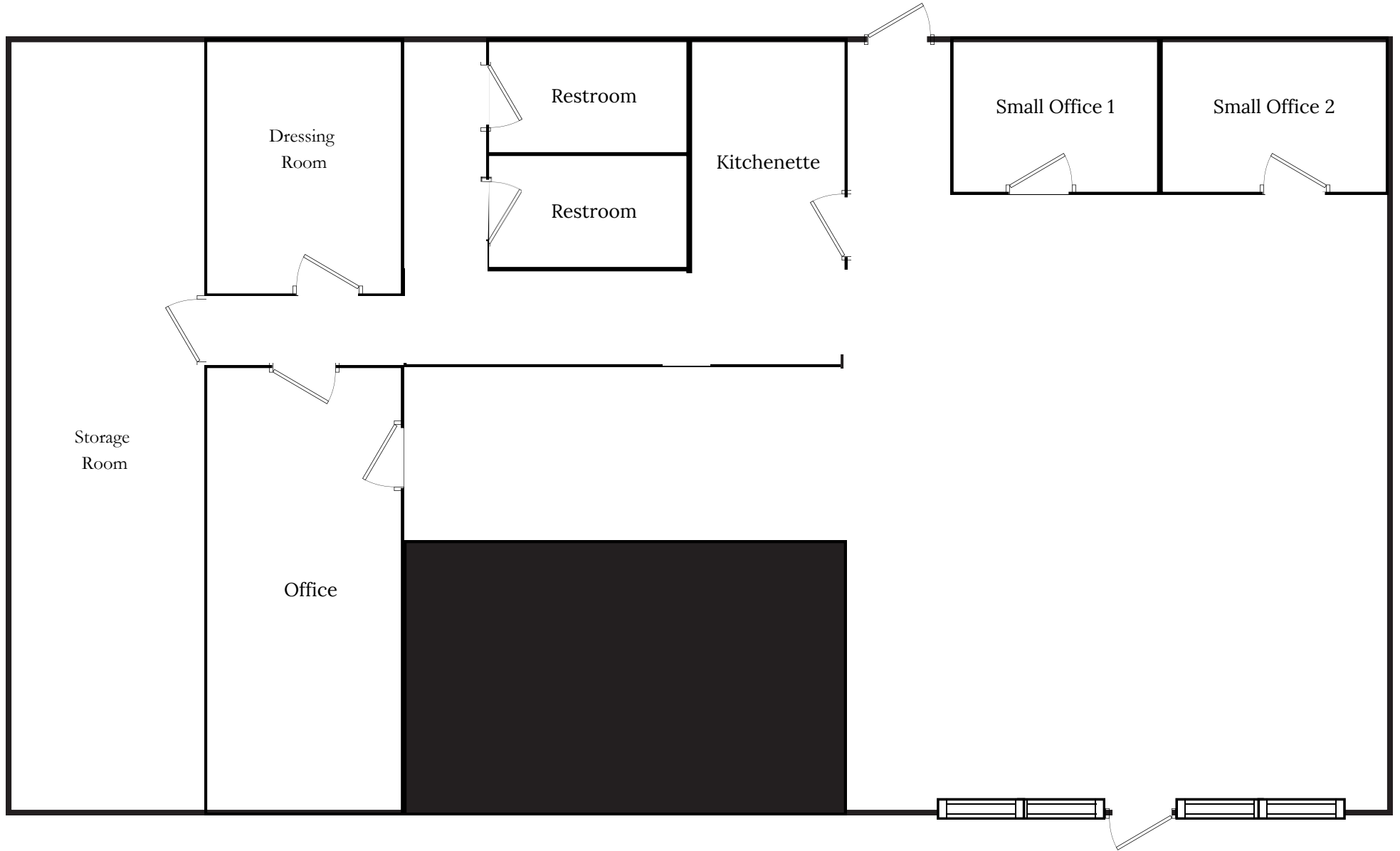
Event Venue for Christina & Perry McIntyre

PROPOSED FLOOR PLANS - 2290 N RONALD REAGAN BLVD, LONGWOOD, FL | 3,933 SQFT



Event Venue for Christina & Perry McIntyre

CURRENT FLOOR PLANS - 2290 N RONALD REAGAN BLVD, LONGWOOD, FL | 3,933 SQFT



Not Drawn to Scale

As of: 6-4-2024

Property Record Card



Parcel 29-20-30-512-0000-0020

Property Address 2290 N RONALD REAGAN BLVD LONGWOOD, FL 32750

Parcel Location

Site View



29203051200000020 12/06/2021

Parcel Information

Value Summary

Parcel	29-20-30-512-0000-0020
Owner(s)	LONGWOOD INDUSTRIAL LLC
Property Address	2290 N RONALD REAGAN BLVD LONGWOOD, FL 32750
Mailing	1108 KANE CONCOURSE # 308 BAY HARBOR IS, FL 33154-2016
Subdivision Name	BIG TREE CROSSING PH 2
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	17-ONE STORY OFFICE NON-PROF
Exemptions	None
AG Classification	No
Facility Name	BIG TREE CENTER

	2024 Working Values	2023 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)		
Land Value Agriculture		
Just/Market Value	\$1,059,569	\$968,063
Portability Adjustment		
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$3,077	\$7,616
P&G Adjustment	\$0	\$0
Assessed Value	\$1,056,492	\$960,447

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap	\$12,882.98	2023 Tax Savings with Non-Hx Cap	\$60.39
2023 Tax Bill Amount	\$12,822.59		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2
BIG TREE CROSSING PH 2
PB 28 PG 61

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,056,492	\$0	\$1,056,492
SJWM(Saint Johns Water Management)	\$1,056,492	\$0	\$1,056,492
FIRE	\$1,056,492	\$0	\$1,056,492
COUNTY GENERAL FUND	\$1,056,492	\$0	\$1,056,492
Schools	\$1,059,569	\$0	\$1,059,569

Sales

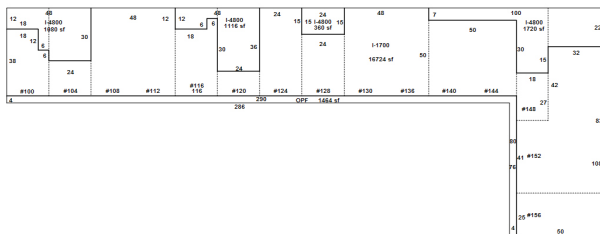
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	06/16/2021	09965	1409	\$2,025,000	No	Improved
SPECIAL WARRANTY DEED	09/01/2018	09213	0098	\$1,300,000	No	Improved
CORRECTIVE DEED	07/01/2016	08736	1706	\$100	No	Improved
ADMINISTRATIVE DEED	06/01/2016	08727	0737	\$100	No	Improved
PROBATE RECORDS	01/01/2014	08203	1044	\$100	No	Improved
WARRANTY DEED	08/01/1983	01487	1898	\$78,400	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			77585	\$7.75	\$601,284

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
								Description	Area
1	WOOD BEAM/COLUMN	1984	1	21000.00	STUCCO W/WOOD OR MTL STUDS	\$1,345,265	\$2,413,032	OPEN PORCH FINISHED	1464.00



Sketch by Open Sketch

Building 1 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
03987	INTERIOR	County	\$1,750		6/1/1997
02616	AMERICAN MUSIC #100 FIRE DOOR	County	\$1,140		4/1/1996
11073	REPAIR SOFFIT	County	\$800		11/1/2001
05700	WALL SIGN - #116	County	\$339		5/15/2006
01250	INTERIOR BUILDOUT - TVS MTG INC - #120	County	\$2,300		2/7/2007
03157	MECHANICAL & CONDENSOR	County	\$1,350		3/1/2002
04658	REROOF	County	\$75,890		6/6/2013
03664	ELECTRICAL; PAD PER PERMIT 1958 CR 427 N	County	\$0		5/1/1997
08132	FASCIA SIGN; #124	County	\$0		8/1/2001
01247	OCCUPANCY ONLY; SUITE 120	County	\$0		2/1/1998
17944	INSTALL HANDICAP RESTROOM & MOVE A/C UNIT TO CEILING SPACE; PAD PER PERMIT 1440 N CR 427	County	\$12,000	12/27/2005	9/30/2005
09163	CONVERT EXISTING CLOSET INTO BATHROOM; #148	County	\$6,000		8/14/2003
14889	2290 N RONALD REAGAN BLVD: DEMO COMMERCIAL PARTIAL [BIG TREE CROSSING PH 2]	County	\$700		8/24/2018

Other Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	10/01/1984	11,600	\$11,368	\$28,420
POLE LIGHT 2 ARM	06/01/1984	2	\$7,210	\$7,210

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1	Industrial	IND	Industrial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	22

School Information

Elementary School District	Middle School District	High School District
Highlands	Greenwood Lakes	Lake Mary

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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: 6/11/2024 11:37:23 AM
Project: 24-80000086
Credit Card Number: 53*****5928
Authorization Number: 193479
Transaction Number: 110624C1C-15F15BE7-CD7E-4063-ADA7-4957A7DC2622
Total Fees Paid: 52.50

Fees Paid

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