



SEMINOLE COUNTY

PROJ. #: 23-80000139

PLANNING & DEVELOPMENT DIVISION

Received: 10/3/23

1101 EAST FIRST STREET, ROOM 2028

& Paid

SANFORD, FLORIDA 32771

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: RESET PICKLEBALL & HEALTH

PARCEL ID #(S): ~~8E0-07-TWP-210-R0E-00E-0-175-F~~ 07-21-30-300-005B-0000TOTAL ACREAGE: ~~2.179~~ 2.18BCC DISTRICT: ~~SEMINOLE COUNTY~~ 4: LockhartZONING: ~~RECREATIONAL/COMMERCIAL~~ M-1FUTURE LAND USE: ~~PICKLEBALL & HEALTH CLUB~~ IND

APPLICANT

NAME: Michael Bombard

COMPANY: RESET PICKLEBALL & HEALTH

ADDRESS: 209 Morton Ln

CITY: Winter Springs

STATE: Florida

ZIP: 32708

PHONE: 407-404-2433

EMAIL: pballerBumby@gmail.com

CONSULTANT

NAME: Nathan Palmer

COMPANY: LEADERS REAL ESTATE

ADDRESS: 200 E Palm Valley Dr

CITY: Oviedo

STATE: Florida

ZIP: 32765

PHONE: 614.586.3303

EMAIL: npalmer@leadersre.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION
 ☐ LAND USE AMENDMENT
 ☒ REZONE
 ☐ SITE PLAN
 ☐ SPECIAL EXCEPTION

Description of proposed development: Transforming the empty warehouse into an Indoor Pickleball & Health Facility.
 The facility would be used for recreation and wellness.

STAFF USE ONLY

COMMENTS DUE: 10/20

COM DOC DUE: 10/26

DRC MEETING: 11/1

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: M-1

FLU: IND

LOCATION: on the east side of Miller Dr,
south of North St

W/S: Altamonte Springs

BCC: 4: Lockhart

Agenda: 10/27



RESET Pickleball & Health (RPH moving forward) aims to establish a vibrant and innovative Pickleball and Health Club that provides a unique experience for individuals seeking a healthy, social, and active lifestyle. The club will feature a welcoming facility for Pickleball, Fitness and Wellness activities, creating a desirable community hub for players of all ages and skill levels. Through a combination of professional coaching, diverse programs and a customer-centric approach, we aim to become the preferred destination for Pickleball enthusiasts and health-conscious individuals alike.

RPH will house 12 regulation sized courts (10 indoor and 2 covered outdoor). All the courts will be visually and aesthetically pleasing courts, while keeping comfort top of mind. The courts will be equipped with high-quality surfaces, quality nets, optimal lighting, and spacious seating areas to ensure a safe, enjoyable playing experience. Designated courts will be equipped with audio and video capabilities from PLAYSIGHT Interactive Technologies and AI Streaming capabilities. This technology will assist in the advancement/enjoyment of players, coaches and Pickleball enthusiasts.

The Locker Rooms will be designed for a full RESET. There will be lockers available for both members and guests. They can enjoy our relaxing Sauna or challenge their bodies to a Cold Plunge. Picklers will then have the opportunity to take a shower to get ready for what the rest of the day has in store.

A Fitness area will be available, complete with cardio and strength training equipment. Included will be a dedicated area for functional training, stretching (in one of our 2 stretching cages), nutritional and personal training services to cater to individual fitness goals.

RPH will offer wellness services such as IV Vitamin Therapy, Cold Plunge Bathes, Infrared Sauna Therapy Treatment and PEMF Electro-Magnetic Healing beds to promote overall well-being and to enhance recovery.

At the Picklers Pro Shop all will find a wide range of Pickleball equipment, apparel, and accessories. Members and non-members will have the opportunity to be a part of our Dink'n Demo Club, where members of the club can play with different paddles each week, allowing them to find the perfect fit for their game before purchasing.

Waiting for a game, scheduling your next game, or just hanging out, our guests will have an area where they can relax, socialize and connect with other players. Additionally, refreshments and healthy food choices will be available.

SFIA (Sports and Fitness Industry Association) recently reported that Pickleball grew in participation by 85% in 2022 compared to the year prior. Over three years, participation is up 158%. "There is massive sustainable growth in pickleball. May 5, 2023.

The popularity of Pickleball has been steadily increasing and the significant rise in participation is across ALL age groups. RPH will draw and cater to Pickleball players of all ages and skill levels who are passionate about the sport, practice sportsmanship and seek a dedicated facility. With organized events like "Super Seniors Day-Play" "Pickles for Singles Night" "Rock and PickleRoll Night" "Pickleball 101" "Gospel Brunch", etc...we will be an inclusive community destination. Additionally, we can cater to health-conscious individuals, fitness enthusiasts and those seeking wellness services as it continues to grow, increased by the awareness of the importance of physical activity and well-being.

There are only two indoor Pickleball Facilities in the Orlando area. Clear One Pickleball and Badminton and Orlando Racket Sports. These two clubs are very successful. They are nice facilities located on John Young Parkway and S. Orange Blossom Trail respectively. However, there are no indoor facilities East of Downtown Orlando which will leave RESET as the sole indoor option in NE Orlando and in Volusia counties. In Seminole County alone there are over 350,000 adults. It was reported in March of 2023 that 43 million people have played pickleball in the past 12 months, a whopping 19% of the adult population of the United States. Using that percentage, Seminole County can boast 66,500 Pickleballers with no local indoor facility to regular. Regardless of the number of other facilities, we know that our focus on providing a comprehensive Pickleball experience, along with top-notch facilities, and personalized services, will differentiate us from our competitors.

RPH will utilize a mix of traditional marketing channels, digital advertising, social media platforms and local partnerships to raise awareness about the club's offerings, emphasizing the club's quality, community, and customer-centric approach. We will attract new members by organizing open-house events, putting on tournaments and workshops to engage with the local community.

We will offer membership options tailored to individual preferences, such as monthly, annual, and family plans, providing attractive incentives and benefits to encourage long-term membership commitments. Understanding that getting members is only part of the work, we will implement a comprehensive customer retention strategy, including personalized member communications, loyalty programs, referral rewards and special events to foster a sense of community and increase member satisfaction.

RPH will work with COURT RESERVE Pickleball Managing System to assure a hassle-free, organized and Pickleballer friendly reservation and paying system. This technology is a robust club management system that will streamline operations, handle memberships, bookings, staff scheduling, and track member preferences and progress.

The Devos family, the owners of the Orlando Magic, have also committed their financial and personal resources to bring Pickleball to Orlando and have purchased the Orlando Squeeze Professional Pickleball Team. The Squeeze has just completed the 2023 PPA (Professional Pickleball Association) Draft for their Pro Pickleball team. Having a professional team in the Orlando area is going to make Pickleball explode. RESET and the other Pickleball clubs in Orlando and the surrounding areas are going to benefit/thrive expeditiously from the exposure and interest generated from their marketing and celebrity presence.

RESET Pickleball & Health aims to create a thriving community center that caters to the growing demand for Pickleball and promoting a healthy lifestyle. By providing exceptional facilities, top-quality coaching, comprehensive wellness services, and a customer focused experience, we will position ourselves as the go-to destination for Pickleball enthusiasts and health-conscious individuals. Through effective marketing strategies and sound financial management, we are confident in achieving long-term success in this dynamic industry.

WHAT THE COUNTRY IS SAYING ABOUT PICKLEBALL....

"Pickleball Fever Sweeps the Nation" - The New York Times "From retired seniors seeking a fun way to stay active to young professionals looking for a new recreational pursuit, pickleball is captivating people from all walks of life. The sport's simplicity, combined with its fast-paced action and friendly competition, has struck a chord with players across the country. As more people discover the joy of pickleball, communities are embracing the sport, adding dedicated courts and hosting tournaments. Pickleball has become a cultural phenomenon, fostering social connections and promoting a healthy lifestyle."

"Pickleball: The Hottest Trend in Fitness" - Healthline "Fitness enthusiasts are ditching traditional workouts for pickleball, a sport that delivers a full-body workout while providing endless fun. With its dynamic nature and quick bursts of movement, pickleball improves cardiovascular

health, agility, and hand-eye coordination. It's a low-impact activity that appeals to people recovering from injuries or seeking a gentler exercise option. As more fitness centers and health clubs integrate pickleball into their offerings, individuals are reaping the benefits of this addictive sport and achieving their fitness goals in an enjoyable way."

"Pickleball: A Social Phenomenon" - CNN "Pickleball is not just a sport; it's a social phenomenon. The welcoming and inclusive nature of pickleball has fostered a tight-knit community of players who gather for friendly matches, social events, and travel adventures. It's a sport that brings people together, breaking down barriers of age, skill level, and background. As pickleball gains momentum across the country, players are experiencing the joy of connecting with others, forging new friendships, and finding a sense of belonging in this vibrant and growing community."

"Pickleball: The Fastest Growing Sport You've Never Heard Of" - Forbes "Pickleball, the paddle sport that combines elements of tennis, badminton, and ping-pong, is taking the nation by storm. With its easy-to-learn rules, low-impact nature, and social appeal, pickleball has become the fastest growing sport in America, attracting players of all ages. Communities are investing in dedicated pickleball facilities, and tournaments are drawing crowds and creating a sense of camaraderie among players. It's a sport that is capturing the hearts of millions and showing no signs of slowing down."

CELEBRITIES GETTING IN ON THE PICKLEBALL CRAZE!

Recent news reports have revealed that a group of notable sports figures, including LeBron James, Mav Carter, Draymond Green, Kevin Love and Tom Brady, are leading a consortium of investors set to purchase one of the four expansion teams in the upcoming season of the professional pickleball league. Their involvement signifies the growing interest and support from high-profile individuals in the sport.

LeBron James, renowned NBA player and sports entrepreneur, has been vocal about his admiration for pickleball in the past, expressing his enthusiasm for the game's accessibility and inclusivity. Mav Carter, James'

business partner and co-founder of Uninterrupted, shares his passion for promoting new and engaging sports ventures.

Draymond Green, another NBA star known for his versatility and competitive spirit, has also expressed his interest in pickleball. His involvement in this venture highlights his dedication to expanding his involvement beyond basketball and exploring new opportunities in the sports industry.

Kevin Love, an NBA All-Star and advocate for mental health awareness, has also joined this group of investors. Love's commitment to well-being aligns with pickleball's emphasis on fostering a healthy and active lifestyle. This high-profile ownership group brings substantial resources, industry knowledge, and a passion for pickleball to the table. Their involvement is expected to further elevate the visibility and popularity of the sport, attracting new fans and players alike.

The purchase of an expansion team by this group showcases their confidence in the future potential of pickleball and their commitment to supporting its growth. Their influence and involvement are likely to bring additional attention and investment to the sport, paving the way for exciting developments in the professional pickleball league.

Done

III CONSULTANT

WALL TYPE UL DESIGN NO. U419



IN SHEET DATA

SHEET INDEX, LOCATION
 MAP, PROJECT SUMMARY,
 GENERAL PROJECT
 REQUIREMENTS, BUILDING
 CODE DATA, FLOOR PLAN

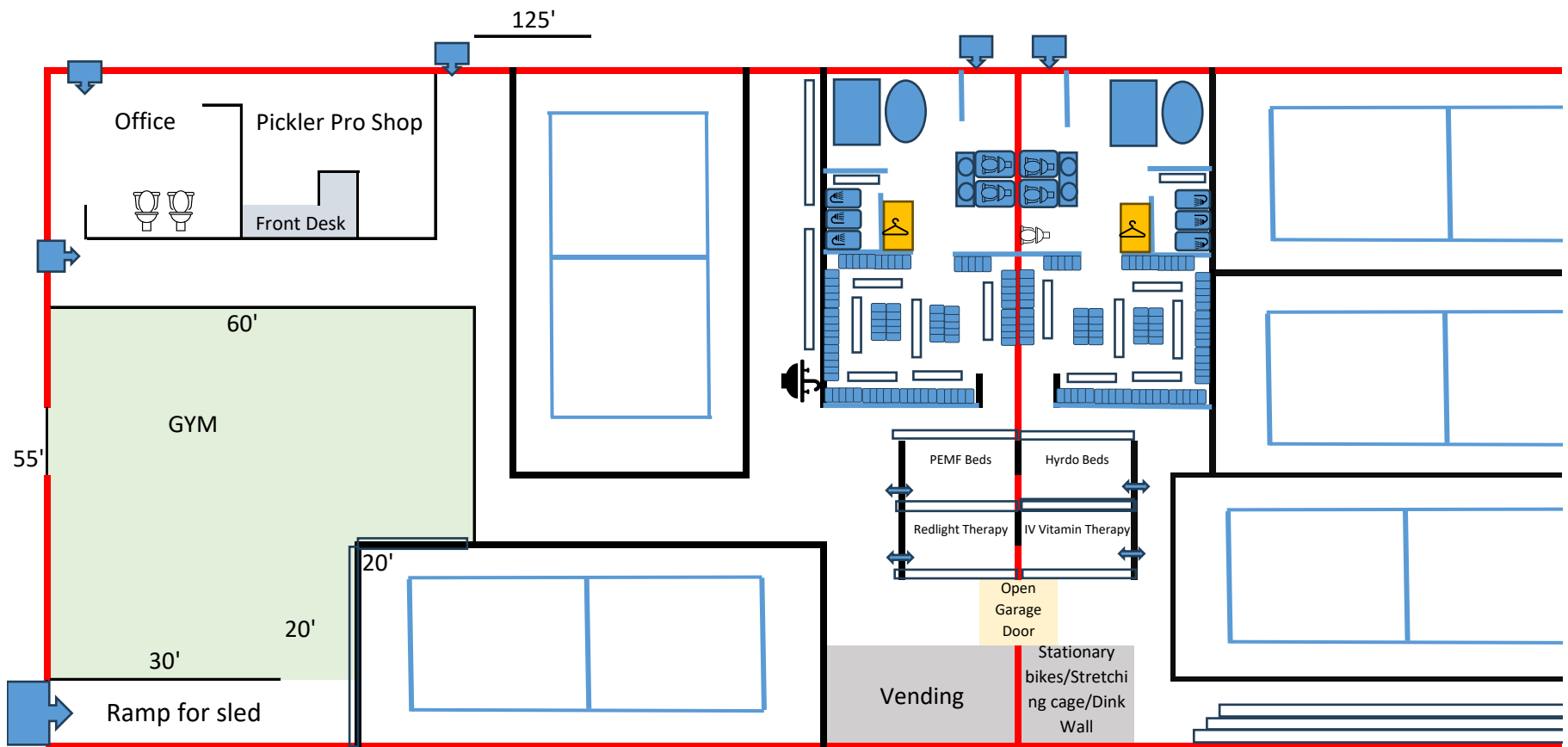


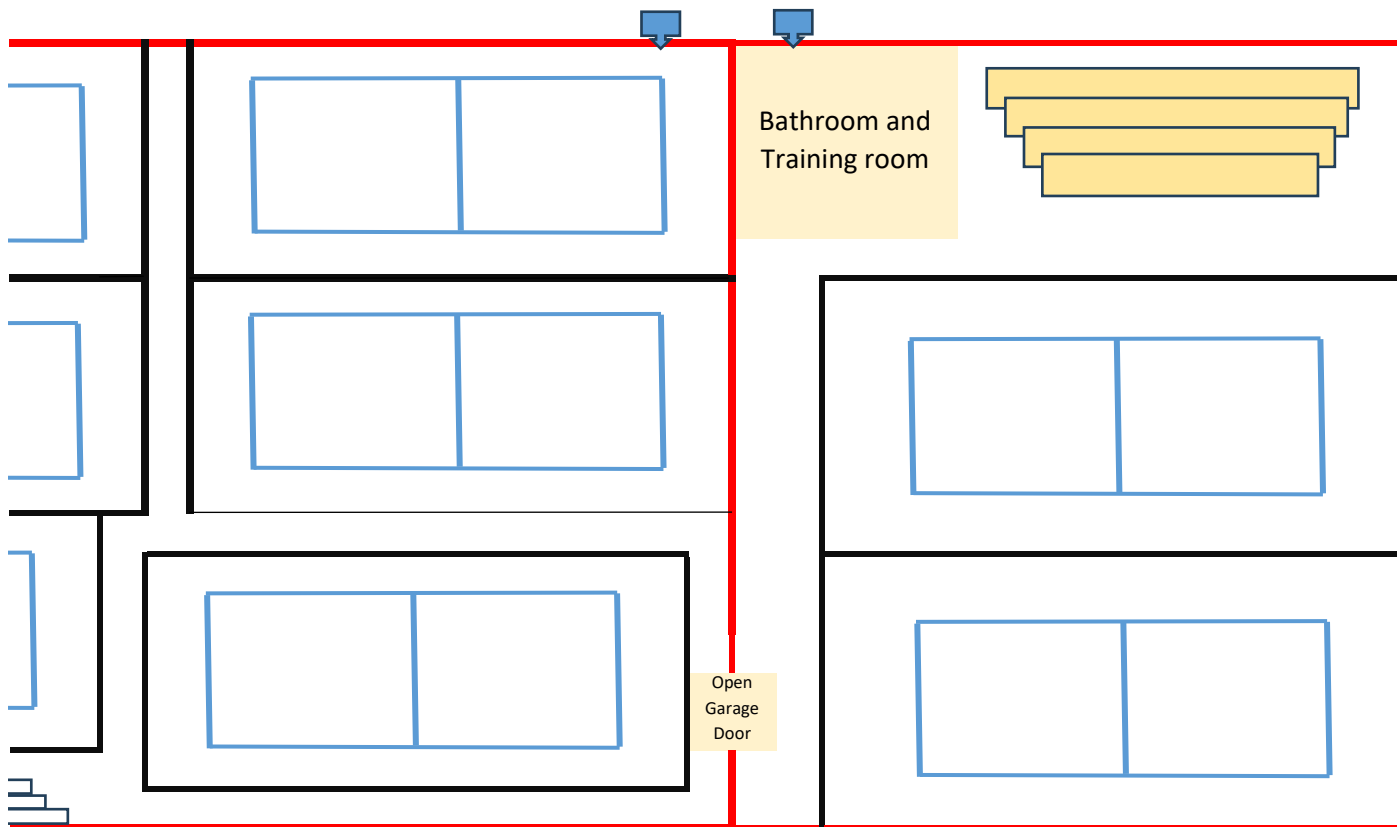
NORTH
CAROLINA
STATE
UNIVERSITY

A-1

COMPOSITE WAREHOUSE FLOOR PLAN

SCALE: 1/16" = 1'-0"





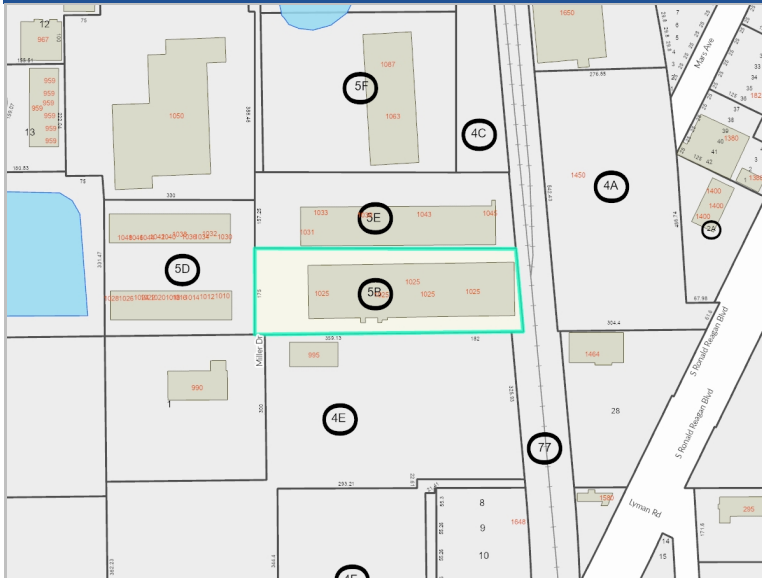
Property Record Card



Parcel 07-21-30-300-005B-0000

Property Address 1025 MILLER DR ALTAMONTE SPRINGS, FL 32701

Parcel Location



Site View



072130300005B0000 02/04/2022

Parcel Information

Parcel	07-21-30-300-005B-0000
Owner(s)	TAWNEY INV INC
Property Address	1025 MILLER DR ALTAMONTE SPRINGS, FL 32701
Mailing	797 N STATE ROAD 434 ALTAMONTE SPG, FL 32714-7233
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	41-LIGHT MANUFACTURING
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$1,341,331	\$1,120,541
Depreciated EXFT Value	\$24,295	\$23,716
Land Value (Market)	\$396,483	\$381,172
Land Value Ag		
Just/Market Value	\$1,762,109	\$1,525,429
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$443,892	\$327,050
P&G Adj	\$0	\$0
Assessed Value	\$1,318,217	\$1,198,379

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$20,300.41 **2022 Tax Savings with Exemptions** \$2,593.51

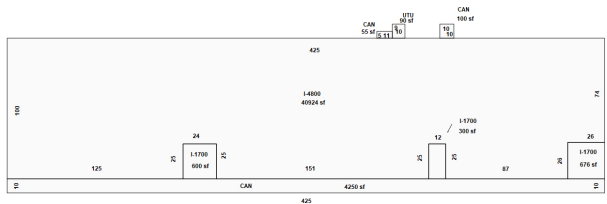
2022 Tax Bill Amount \$17,706.90

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 30E
S 175 FT OF E 1/4 OF NW 1/4
OF NE 1/4 & S 175 FT OF NE
1/4 OF NE 1/4 W OF ACL RY

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	STEEL/PRE ENGINEERED.	1973	1	42500.00	METAL PREFINISHED	\$1,341,331	\$3,353,328	Description	Area
								CANOPY	4250.00
								CANOPY	100.00
								UTILITY UNFINISHED	90.00
								CANOPY	55.00



Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
05564	HANDICAP ACCESS RAMP	County	\$4,000		8/1/1994
04854	PAINT SPRAY BOOTH S & S SEATIN	County	\$10,000		7/1/1994
06027	ELECTRICAL UPGRADE	County	\$2,400		9/1/1995
02433	ELECTRICAL; S & S SEATING STE #139	County	\$0		4/1/1997
03091	ELECTRICAL; S & S SEATING #139	County	\$0		5/1/1997
06216	ELECTRICAL; MOTORS & OUTLETS	County	\$0		9/1/1997
04419	PARTICLE DUCT SYSTEM FOR S&S	County	\$2,000		6/1/1994
04308	S & S SEATING-DUST COLLECTION	County	\$17,000		6/1/1997
01160	BUILDING RESTORATION	County	\$100,000		2/1/1997
06951	A/C CHANGE OUT; PAD PER PERMIT 1045 MILLER RD	County	\$0		10/1/1998
01969	SUITE 105 - ALTERATION OF FRONT STEPS & DECK	County	\$1,500		2/1/2003
09566	REPLACE 600 AMP FUSED DISCONNECT - #139	County	\$4,523		12/7/2009
05676	S & S SEATING-UNIT 139	County	\$12,000		8/1/1995
04426	UNITED DRAPERY & BEDSPREAD 1025 MILLER DR NO DESCRIPTION	County	\$0		4/1/1993
04903	1025 MILLER DR: ELECTRICAL - COMMERCIAL	County	\$17,899		5/1/2019
09272	1025 MILLER DR: ELECTRICAL - COMMERCIAL-Metal Building	County	\$1,500		7/9/2019
13752	1025 MILLER DR: ELECTRICAL - COMMERCIAL-	County	\$5,000		7/16/2021
06918	1025 MILLER DR: ALTERATION COMMERCIAL- REPLACING 825 LF OF METAL WALL PANELS (20' HIGH)	County	\$16,500		5/31/2022
06074	1025 MILLER DR: ELECTRICAL - COMMERCIAL-Metal building	County	\$2,000		4/18/2023
07920	1025 MILLER DR: ALTERATION COMMERCIAL-SLAB REPAIRS	County	\$1,000		6/6/2023
08387	1025 MILLER DR: ALTERATION COMMERCIAL-demo int walls #105	County	\$2,300		6/26/2023
08779	1025 MILLER DR: ALTERATION COMMERCIAL-DEMO STAIRS & WALLS UNIT 139	County	\$1,800		6/26/2023
08778	1025 MILLER DR: ALTERATION COMMERCIAL-Partial Demo	County	\$800		6/26/2023
10925	1025 MILLER DR: ALTERATION COMMERCIAL-tenant seperation wall	County	\$18,000		9/5/2023

Extra Features				
Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	10/01/1979	29,175	\$23,807	\$59,517
6' CHAIN LINK FENCE	01/01/1979	120	\$488	\$1,219

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
11.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	44

School Information		
Elementary School District	Middle School District	High School District
Altamonte	Milwee	Lyman



**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: 10/3/2023 3:49:18 PM
Project: 23-80000139
Credit Card Number: 44*****8568
Authorization Number: 04678D
Transaction Number: 031023C1D-906F0EBB-D731-40F9-9409-8C20BE2D95C8
Total Fees Paid: 52.50

Fees Paid

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