



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

PROJ. #: 24-80000054
Received: 4/1/24
Paid: 4/1/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: TMA - New Pavilion

PARCEL ID #(S): 16-21-31-5CA-0000-028A

TOTAL ACREAGE: 30.79

BCC DISTRICT: 1: [Dallari](#)

ZONING: A-1 Agriculture

FUTURE LAND USE: School Campus

APPLICANT

NAME: Rachel Marks

COMPANY: The Master's Academy

ADDRESS: 1500 Lukas Lane

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 407-971-2221 - Ext 1840

EMAIL: rachelmarks@mastersacademy.org

CONSULTANT

NAME: Richard T McCree Jr.

COMPANY: McCree General Contractors & Architects

ADDRESS: 500 E. Princeton St.

CITY: Orlando

STATE: FL

ZIP: 32803

PHONE: 407-898-4821

EMAIL: rtmjr@mccree.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: New pavilion structure

STAFF USE ONLY

COMMENTS DUE: [4/12](#)

COM DOC DUE: [4/18](#)

DRC MEETING: [4/24](#)

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: [A-1](#)

FLU: [MDR](#)

LOCATION: [on the west side of Lukas Ln,
north of Slavia Rd](#)

W/S: [Seminole County](#)

BCC: [1: Dallari](#)

[Agenda: 4/19](#)



ARCHITECTS & ENGINEERS, INC.

March 28, 2024

Seminole County
Planning & Development Division
1101 East First Street, Room 2028
Sanford, Florida 32771

Re: The Master's Academy

Dear Planning & Development,

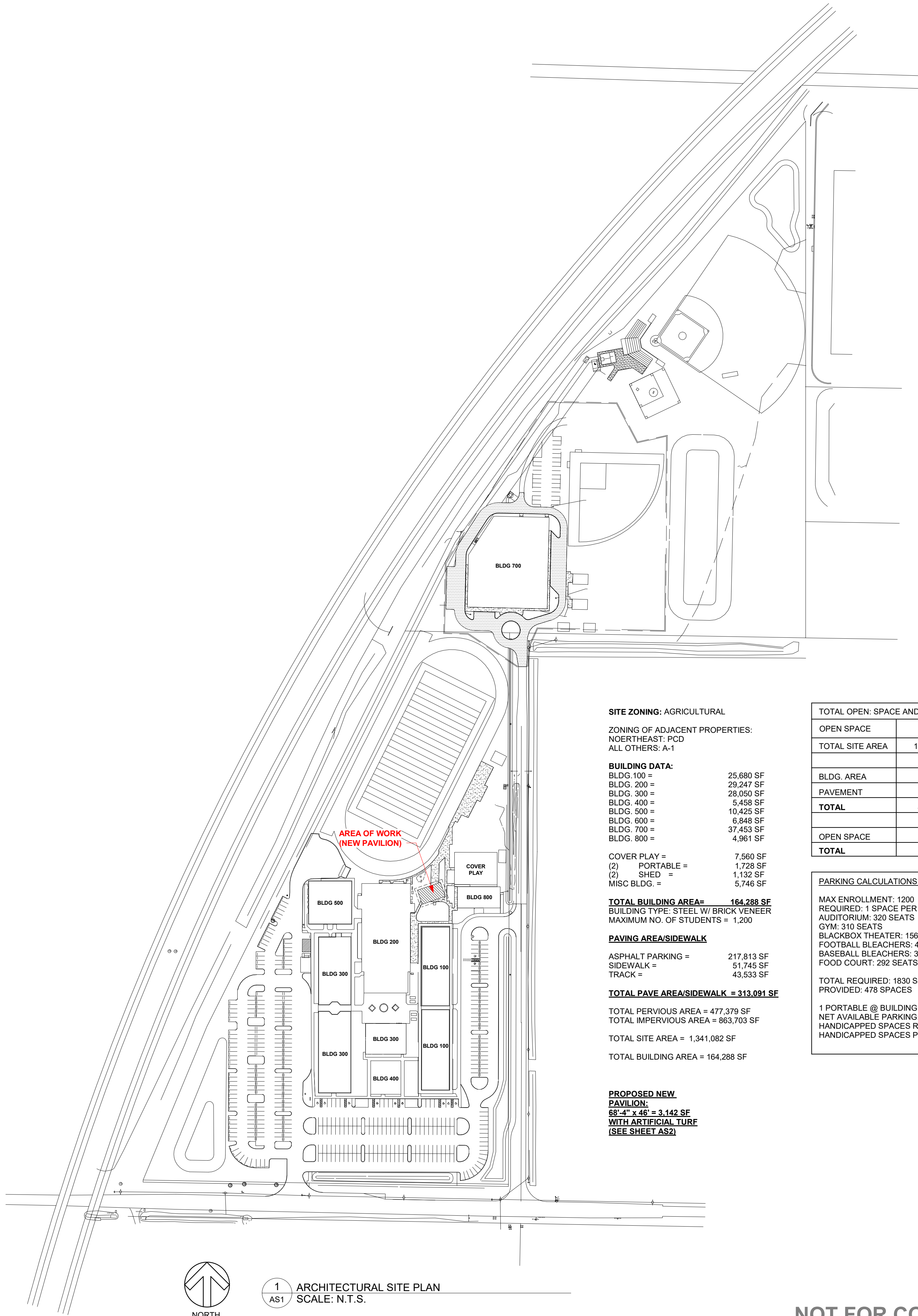
The Master's Academy, located at 1500 Lukas Lane, Oviedo, FL 32765, would like to build a new 3,142 sf canopy pavilion by the football field. See overall site plan on sheet AS1 and enlarged partial site plan on sheet AS2.

Please call if you have questions.

Thank you,

A handwritten signature in blue ink, appearing to read "M.T. McCree, Jr.", is positioned above the printed name.

**Richard T. McCree, Jr., CGC, P.E., LEED - AP
CEO**



1
AS1 ARCHITECTURAL SITE PLAN
SCALE: N.T.S.

SITE ZONING: AGRICULTURAL

ZONING OF ADJACENT PROPERTIES:
NOERTHEAST: PCO
ALL OTHERS: A-1

BUILDING DATA:

BLDG. 100 =	25,680 SF
BLDG. 200 =	29,247 SF
BLDG. 300 =	28,050 SF
BLDG. 400 =	5,458 SF
BLDG. 500 =	10,425 SF
BLDG. 600 =	6,848 SF
BLDG. 700 =	37,453 SF
BLDG. 800 =	4,961 SF

COVER PLAY =	7,560 SF
(2) PORTABLE =	1,728 SF
(2) SHED =	1,132 SF
MISC BLDG. =	5,746 SF

TOTAL BUILDING AREA= 164,288 SF
BUILDING TYPE: STEEL W/ BRICK VENEER
MAXIMUM NO. OF STUDENTS = 1,200

PAVING AREA/SIDEWALK

ASPHALT PARKING =	217,813 SF
SIDEWALK =	51,745 SF
TRACK =	43,533 SF

TOTAL PAVE AREA/SIDEWALK = 313,091 SF

TOTAL PERVIOUS AREA = 477,379 SF
TOTAL IMPERVIOUS AREA = 863,703 SF

TOTAL SITE AREA = 1,341,082 SF

TOTAL BUILDING AREA = 164,288 SF

PROPOSED NEW
PAVILION:
68'-4" x 46' = 3,142 SF
WITH ARTIFICIAL TURF
(SEE SHEET AS2)

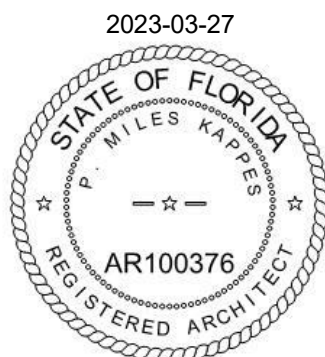
TOTAL OPEN: SPACE AND PERVIOUS SURFACE AREA CALCULATIONS		
OPEN SPACE	SQ. FT.	PERCENTAGE OF SITE
TOTAL SITE AREA	1,341,082 SF	100%
BLDG. AREA	164,288 SF	12.23%
PAVEMENT	313,091 SF	23.35%
TOTAL	477,379 SF	35.60%
OPEN SPACE	863,703 SF	64.40%
TOTAL	863,703 SF	64.40%

PARKING CALCULATIONS:

MAX ENROLLMENT: 1200 CURRENT ENROLLMENT: 1093 STUDENTS
REQUIRED: 1 SPACE PER 4 SEATS, ASSEMBLY ASSEMBLY AREAS
AUDITORIUM: 320 SEATS
GYM: 310 SEATS
BLACKBOX THEATER: 156 SEATS
FOOTBALL BLEACHERS: 432 SEATS
BASEBALL BLEACHERS: 320 SEATS
FOOD COURT: 292 SEATS

TOTAL REQUIRED: 1830 SEATS/4 = 458 SPACES
PROVIDED: 478 SPACES

1 PORTABLE @ BUILDING 300 WILL OCCUPY 4 SPACES
NET AVAILABLE PARKING: 474 SPACES
HANDICAPPED SPACES REQUIRED: 7 HC SPACES
HANDICAPPED SPACES PROVIDED: 13 HC SPACES



NOT FOR CONSTRUCTION

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BY P. MILES KAPPEES ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

ARCHITECTURAL SITE PLAN

THE MASTER'S ACADEMY
EAGLE PARK PAVILION
1500 LUKAS LANE
OVIEDO, FLORIDA 32865

AS1

PRELIMINARY

I
S
U
E

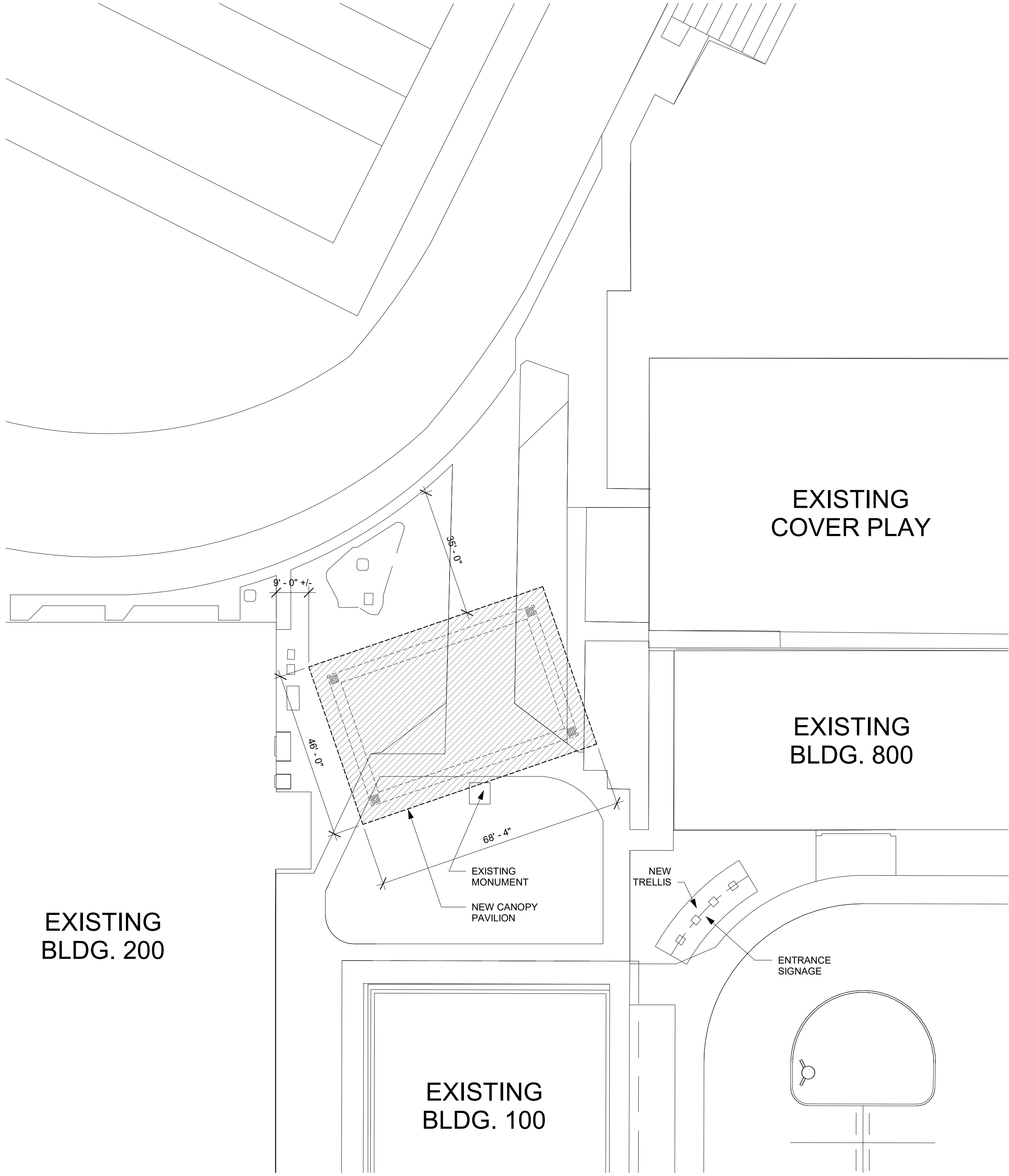
D
T
E

DATE	22.044.20	JOB NUMBER	03/28/24	QA/QC REVIEW	
COORDINATOR	03/28/24	ARCHITECT	RTM JR.		
CAPTAIN		FILE	PMK		
			VPG		
			22044.rvt		

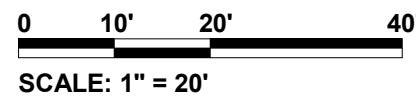
License #
AAC002100

500 E. Princeton St.
Orlando, FL 32803
P.O. Box 547369
Orlando, FL 32854-7369
Phone 407-898-4821
Fax 407-896-6763

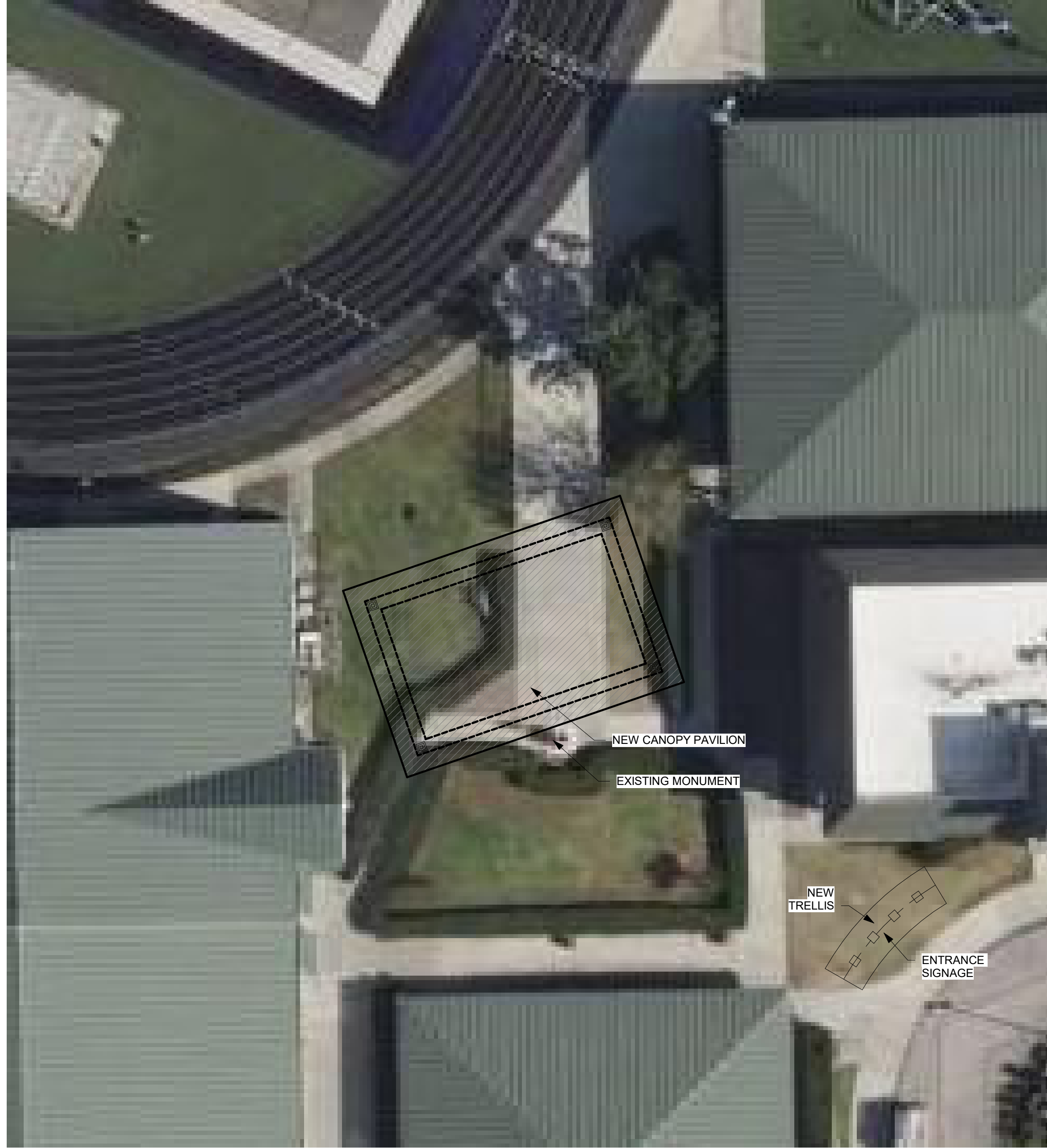
McCreedy
ARCHITECTS & ENGINEERS, INC.



1 PARTIAL SITE PLAN
SCALE: 1" = 20'-0"



2 AERIAL PARTIAL SITE PLAN
SCALE: N.T.S.



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PARTIAL SITE PLAN

THE MASTER'S ACADEMY
EAGLE PARK PAVILION
1500 LUKAS LANE
OVIEDO, FLORIDA 32865

AS2

I	D
S	A
S	T
U	E

PRELIMINARY

03/28/24	22.044.20	DATE	03/28/24
COORDINATOR	RTM JR.	ARCHITECT	PMK
CAPTAIN	VPG	FILE	22044.rvt

QA/QC REVIEW

"The seal, information and concepts in this document are the property of McCree Architects and Engineers, Inc. Any party accepting this document does so in full knowledge that it shall not be duplicated in whole or in part without the written consent of McCree Architects and Engineers, Inc."

500 E. Princeton St.
Orlando, FL 32803
P.O. Box 547369
Orlando, FL 32854-7369
Phone 407-898-4821
Fax 407-898-8763

License #
AAC002100

McCree
ARCHITECTS & ENGINEERS, INC.

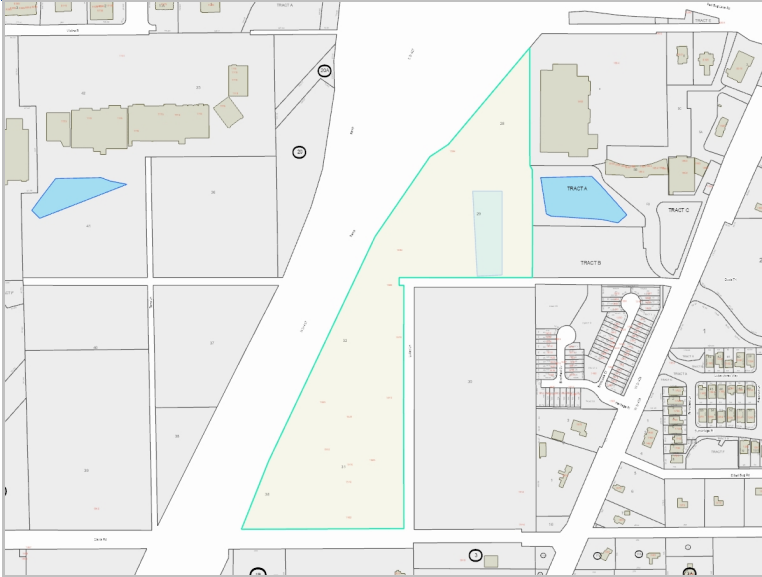
Property Record Card



Parcel 16-21-31-5CA-0000-028A

Property Address 1500 LUKAS LN OVIEDO, FL 32765

Parcel Location



Site View



Parcel Information

Parcel	16-21-31-5CA-0000-028A
Owner(s)	TMA PROPERTIES FOUNDATION INC
Property Address	1500 LUKAS LN OVIEDO, FL 32765
Mailing	1500 LUKAS LN OVIEDO, FL 32765-6629
Subdivision Name	SLAVIA COLONY COS SUBD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	72-PRIVATE SCHOOL & COLLEGE
Exemptions	36-CHURCH/RELIGIOUS(2011)
AG Classification	No
Facility Name	MASTERS ACADEMY (THE)

Value Summary

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

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions \$170,248.41 **2023 Tax Savings with Exemptions** \$170,248.41

2023 Tax Bill Amount

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

ROAD DISTRICT	\$14,072,231	\$14,072,231	\$0
FIRE	\$14,072,231	\$14,072,231	\$0
Schools	\$14,448,341	\$14,448,341	\$0

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Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			30.79	\$50,000.00	\$1,539,500

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	2001	1	23400.00	CONCRETE BLOCK-STUCCO - MASONRY	\$2,372,295	\$3,184,288	Description	Area

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	STEEL/PRE ENGINEERED.	2001	1	22082.00	BRICK COMMON - MASONRY	\$2,204,832	\$3,062,266	Description	Area
								OPEN PORCH FINISHED	9994.00

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	STEEL/PRE ENGINEERED.	2001	1	19275.00	NO WALLS	\$1,663,784	\$2,310,811	Description	Area

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
4	MASONRY PILASTER .	2005	2	19346.00	NO WALLS	\$1,841,074	\$2,345,317	Description	Area

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
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5	MASONRY PILASTER .	2004	1	27414.00	BRICK COMMON - MASONRY	\$2,712,289	\$3,499,728
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Description	Area
OPEN PORCH FINISHED	1482.00
UTILITY FINISHED	112.00
CANOPY	594.00

Building 0 - Page

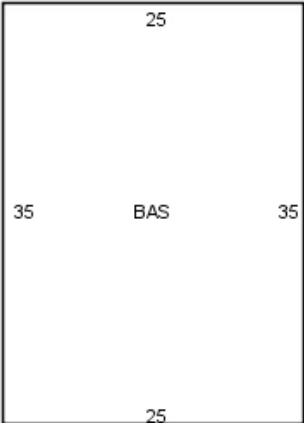
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
6	MASONRY PILASTER .	2003	1	9872.00	BRICK COMMON - MASONRY	\$987,770	\$1,291,202

Description	Area
OPEN PORCH FINISHED	128.00

Building 0 - Page

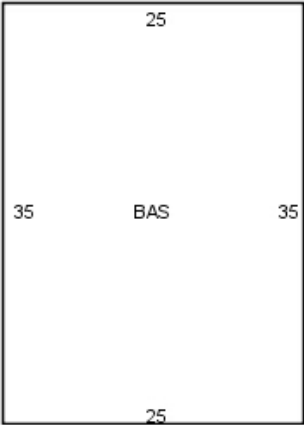
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
7	MASONRY PILASTER .	2004	1	875.00	CONCRETE BLOCK-STUCCO - MASONRY	\$97,693	\$126,056

Description	Area



Building 7 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
8	MASONRY PILASTER .	2004	1	875.00	CONCRETE BLOCK-STUCCO - MASONRY	\$87,298	\$112,642	Description	Area



Building 8 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04383	FIRE SPRINKLER INSTALLATION - 1584 LUKAS LN	County	\$83,000		4/19/2016
07234	INSTALL 2 FLUSH MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGNS - 1584 LUKAS LN	County	\$2,300		6/22/2016
11824	REPIPE FIRE SYSTEM TO COVER NEW APPLIANCE - CAFETERIA - 1516 LUKAS LN	County	\$1,100		10/12/2016
07007	INSTALL 364 LF OF 6' HIGH BLACK ALUMINUM FENCING W/4 GATES @ FRONT OF NEW BUILDING	County	\$16,250		6/16/2016
05406	NEW ASSEMBLY BUILDING - 1584 LUKAS LN	County	\$6,848,735	9/8/2016	5/19/2015
11321	ELECTRICAL	County	\$1,580		9/28/2016
11663	PLUMBING	County	\$4,375		10/14/2015
14454	SWIMMING POOL - 1350 LUKAS ACRES WAY	County	\$45,000		12/16/2016
04496	PLUMBING	County	\$4,780		4/21/2016
05230	ELECTRICAL	County	\$59,233		5/6/2016
04757	ELECTRICAL - 1500 LUCAS LN	County	\$10,000		4/28/2016
01517	2 WOOD FRAME SOFTBALL DUGOUTS	County	\$41,774	3/29/2016	2/12/2016
00893	FIRE ALARM INSTALLATION	County	\$27,500		2/24/2016
00213	SITE LIGHTING	County	\$60,000		2/2/2016
01002	FOUNDATION AND SUPPORT FOR SCOREBOARD	County	\$5,000		2/17/2016
00679	FENCE/WALL	County	\$16,500		2/1/2016
02223	FIRE ALARM SYSTEM INSTALLATION - 1500 LUKAS LN	County	\$1,276		3/1/2016
10063	GROUND SIGN	County	\$37,046		8/2/2018
13555	LEVEL 2 ALTERATION - 1520 LUKAS LN	County	\$20,000	2/5/2018	10/6/2017
11776	DEMO- 1564 LUKAS LN	County	\$4,000		7/24/2018
08135	PLUMBING	County	\$1,050		6/14/2017
09178	DEMO- 1560 LUKAS LN	County	\$2,000		7/24/2018
06323	2 STORY EDUCATIONAL BUILDING- 1570 LUKAS LN	County	\$2,000,000	8/26/2019	9/4/2018
16929	FIRE ALARM SYSTEM - 1520 LUKAS LN	County	\$1,357		12/4/2017
05834	1520 LUKAS LN: ALTERATION COMMERCIAL-LEVEL 2 ALT, EXTERIOR FINISH [SLAVIA COLONY COS SUBD]	County	\$159,598	8/2/2019	5/6/2019
02419	1500 LUKAS LN: ELECTRICAL - COMMERCIAL- [SLAVIA COLONY COS SUBD]	County	\$10,000		8/13/2019

12338	1570 LUKAS LN: SIGN (POLE,WALL,FACIA)-illuminated channel letters [SLAVIA COLONY COS SUBD]	County	\$8,980		9/20/2019
12840	1500 LUKAS LN: FENCE/WALL COMMERCIAL- [SLAVIA COLONY COS SUBD]	County	\$3,800		9/25/2019
02303	1584 LUKAS LN: OTHER BUILDING COMMERCIAL-2 SHEDS [SLAVIA COLONY COS SUBD]	County	\$12,000	7/28/2020	6/1/2020
11957	1584 LUKAS LN: ELECTRICAL - COMMERCIAL-Sheds [SLAVIA COLONY COS SUBD]	County	\$1,100		8/26/2020
11356	1530 LUKAS LN: ALTERATION COMMERCIAL-INTERIOR ALTERATION CC [SLAVIA COLONY COS SUBD]	County	\$100,000	11/2/2021	7/15/2021
13632	1584 LUKAS LN: STRUCTURES OTHER THAN BUILDINGS-Temporary Modular Building [SLAVIA COLONY COS SUBD]	County	\$25,000	11/16/2021	9/10/2021
16528	1530 LUKAS LN: OTHER BUILDING COMMERCIAL-TEMP MODULAR CLASSROOM CO [SLAVIA COLONY COS SUBD]	County	\$8,300	11/16/2021	9/15/2021
14667	1584 LUKAS LN: ALTERATION COMMERCIAL-Interior Build-out CC [SLAVIA COLONY COS SUBD]	County	\$1,100,000	2/23/2024	10/20/2021
00035	1584 LUKAS LN: OTHER BUILDING COMMERCIAL- [SLAVIA COLONY COS SUBD]	County	\$28,717		2/23/2022
06039	1500 LUKAS LN: ALTERATION COMMERCIAL-Masonry building [SLAVIA COLONY COS SUBD]	County	\$40,000	10/7/2022	5/25/2022
05018	1500 LUKAS LN: ALTERATION COMMERCIAL-steel structure [SLAVIA COLONY COS SUBD]	County	\$1,200,000	3/5/2024	4/27/2023
08216	1500 LUKAS LN: ALTERATION COMMERCIAL-Level 2 alteration, CC no CO [SLAVIA COLONY COS SUBD]	County	\$30,000		5/31/2023
07325	1550 LUKAS LN: ALTERATION COMMERCIAL-Metal building NEED CC [SLAVIA COLONY COS SUBD]	County	\$60,000	2/23/2024	6/2/2023
12588	1500 LUKAS LN: GAS - COMMERCIAL-PRIVATE SCH & COLLEGE [SLAVIA COLONY COS SUBD]	County	\$0		8/17/2023
16001	1584 LUKAS LN: RADIO ENHANCEMENT SYSTEM-School [SLAVIA COLONY COS SUBD]	County	\$42,000		12/21/2023

Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	01/01/2001	143,152	\$157,825	\$350,722
6' CHAIN LINK FENCE	01/01/2001	4,089	\$19,104	\$47,760
6' CHAIN LINK FENCE	01/01/2001	4,089	\$19,104	\$47,760
POLE LIGHT 5 ARM	01/01/2001	8	\$78,280	\$78,280
POLE LIGHT 5 ARM	01/01/2001	8	\$78,280	\$78,280
12' CHAIN LINK FENCE	01/01/2001	702	\$6,562	\$16,406
BASKETBALL COURT/CONCRETE	01/01/2001	8,961	\$16,614	\$36,919
BASKETBALL COURT/CONCRETE	01/01/2001	8,961	\$16,614	\$36,919
WALKS CONC COMM	01/01/2001	21,495	\$45,075	\$100,167
POLE LIGHT 2 ARM	01/01/2001	10	\$36,050	\$36,050
POLE LIGHT 4 ARM	01/01/2001	6	\$46,350	\$46,350
WALKS CONC COMM	01/01/2001	21,495	\$45,075	\$100,167
COMMERCIAL CONCRETE DR 4 IN	01/01/2001	6,176	\$12,951	\$28,780
COMMERCIAL CONCRETE DR 4 IN	01/01/2001	6,176	\$12,951	\$28,780
12' CHAIN LINK FENCE	01/01/2001	702	\$6,562	\$16,406
ALUM FENCE	01/01/2001	7,398	\$20,574	\$45,720
ALUM FENCE	01/01/2001	7,398	\$20,574	\$45,720
POLE LIGHT 1 ARM	01/01/2001	17	\$31,518	\$31,518
POLE LIGHT 1 ARM	01/01/2001	17	\$31,518	\$31,518
COMMERCIAL ASPHALT DR 2 IN	01/01/2001	143,152	\$157,825	\$350,722
POLE LIGHT 2 ARM	01/01/2001	10	\$36,050	\$36,050
POLE LIGHT 4 ARM	01/01/2001	6	\$46,350	\$46,350

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
A-1		Medium Density Residential		MDR		Agricultural-1Ac		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
46.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 1 - Bob Dallari		Dist 7 - Cory Mills		Dist 38 - DAVID SMITH		Dist 10 - Jason Brodeur		61
School Information								
Elementary School District			Middle School District			High School District		
Evans			Indian Trails			Oviedo		
Copyright 2024 © Seminole County Property Appraiser								



**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: 4/1/2024 3:29:24 PM
Project: 24-80000054
Credit Card Number: 44*****7564
Authorization Number: 064844
Transaction Number: 010424C1D-8E0E842B-8C2B-44E4-8140-7824A93C2B6A
Total Fees Paid: 52.50

Fees Paid

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