



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

PROJ. #: ~~24-00018890~~

Received: 3/19/25

Paid: 3/20/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Orangewood Christian SchoolPARCEL ID #(S): 23-21-29-300-0104-0000TOTAL ACREAGE: 5.00BCC DISTRICT: 3ZONING: R-1AAFUTURE LAND USE: ~~N/A~~ LDR

APPLICANT

NAME: Travis pendletonCOMPANY: Stagedoor11ADDRESS: 3050 Dee St Apopka FlCITY: Apopka FlSTATE: FlZIP: 32703PHONE: 321-439-3570EMAIL: Travis@stagedoortwo.com

CONSULTANT

NAME: Danielle pendletonCOMPANY: Stagedoor11ADDRESS: 3050 Dee St Apopka FlCITY: ApopkaSTATE: FlZIP: 32703PHONE: 407-578-2918EMAIL: Danielle@stagedoortwo.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: We will be installing 10 Slabs of Concrete to Create a Basketball Court in the playground Area.

STAFF USE ONLY

COMMENTS DUE: 3/28COM DOC DUE: 4/3DRC MEETING: 4/9

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1AAFLU: LDR

LOCATION:

W/S: Seminole CountyBCC: 3: Constantine

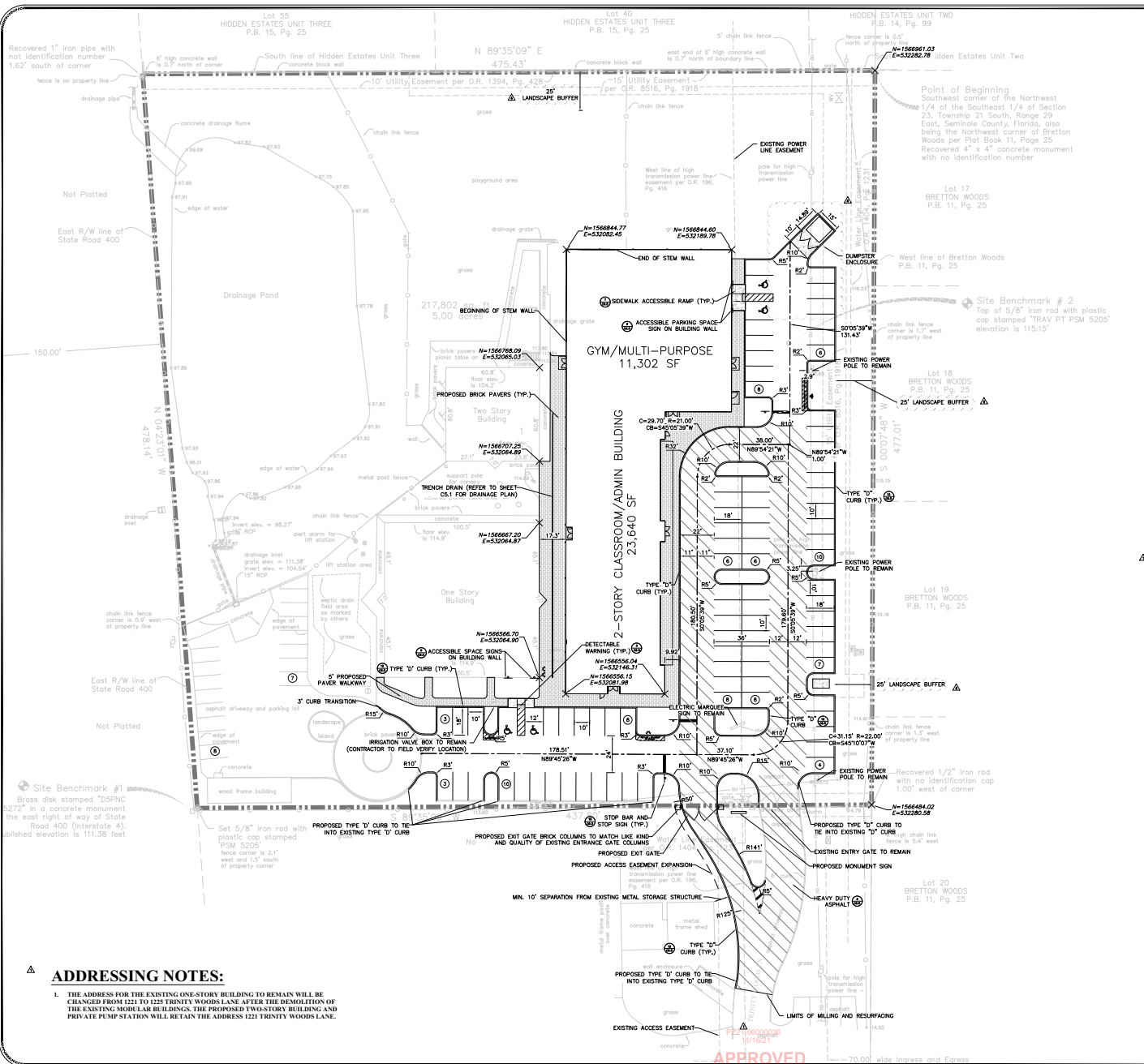
on the east side of Trinity Woods Ln,
north of Oranole Rd

Agenda: 4/4

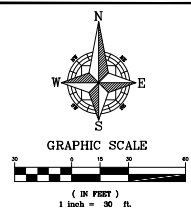
Detailed Narrative

We are planning the installation of two concrete slabs in the playground area to create a basketball court. Each slab will be 6 inches deep, 22 feet long, and 30 feet wide. The slabs will serve as the playing surface and foundation for the court, ensuring a durable, level, and weather-resistant area suitable for long-term use.

P:\PROJECT DRAWINGS\ORW-001 Orangewood Lower Campus Expansion\Drawings\CAD CHS\Layout\04 Final Engineering\GEOMETRY PLAN.dwg Modified: 10/20/2021 By: asd/argh



LEGEND:
BRICK PAVERS
HEAVY DUTY ASPHALT



GEOMETRY NOTES:

- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REPLACING ANY DAMAGE TO THE PRIVATE SCREEN WALL.
- ACCESS AISLE ALONG EAST SIDE OF PROPOSED BUILDING AND ALL PROPOSED PARKING SPACES TO BE 22 FEET IN WIDTH AND 18 FEET IN DEPTH, RESPECTIVELY, IN ORDER TO PRESERVE EXISTING TREES ALONG PROPERTY BOUNDARY AND PROVIDE MORE LANDSCAPING OPPORTUNITY.

SITE DATA:

1. PARCEL IDENTIFICATION NUMBER:	23-21-29-300-010A-0000
2. PROPERTY LOCATION:	1221 TRINITY WOODS LANE MAYLAND, FL 32754
3. PARCEL GROSS AREA:	5.00 AC
4. FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: X FROM PANEL 42117C045E UPDATED SEPT. 28, 2007	
5. FUTURE LAND USE (FLU):	LOW DENSITY RESIDENTIAL (LDR)
6. ADJACENT FUTURE LAND USE (FLU):	NORTH: LDR SOUTH: LDR EAST: LDR WEST: HIPT1
7. CURRENT ZONING:	R-1AAA
8. ADJACENT ZONING:	R-1AA R-1AA R-1AA R-1AA FDOT ROW
9. GROSS FLOOR AREA:	11,318 SF
FIRST FLOOR AREA:	12,322 SF
SECOND FLOOR AREA:	11,302 SF
GVIA AREA:	34,952 SF
10. MAXIMUM BUILDING HEIGHT:	35'
11. PROPOSED BUILDING HEIGHT:	33'
12. TOTAL IMPERVIOUS AREA:	2,37 AC
13. WATER SERVICE PROVIDED BY SEMINOLE COUNTY.	
14. SEWER SERVICE PROVIDED BY ONSITE SEPTIC.	
15. ALL UTILITY LINES SHALL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.	
16. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED TO MEET SEMINOLE COUNTY AND NFPA REQUIREMENTS.	
17. STORMWATER SYSTEM WAS DESIGNED AND PERMITTED TO MEET SEMINOLE COUNTY AND NFPA REQUIREMENTS.	
18. THE PROJECT DOES NOT CONTAIN ONSITE WETLANDS.	
19. PROJECT SIGNAGE SHALL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.	
20. PROJECT LANDSCAPING/IRRIGATION SHALL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.	
21. PROJECT LIGHTING SHALL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.	
22. SPECIAL EXCEPTION GRANTED FOR MODIFICATIONS OF THE EXISTING LAYOUT TO ACCOMMODATE NEW BUILDING AND GYM UNDER SPECIAL EXCEPTION # 28-32800002, ON MAY 18TH, 2020.	

PARKING CALCULATIONS:

STANDARD SPACES:	89
ADA ACCESSIBLE SPACES:	2
TOTAL EXISTING PARKING SPACES:	91
PROPOSED:	
STANDARD SPACES:	98
ADA ACCESSIBLE SPACES:	4
TOTAL PROPOSED PARKING SPACES:	102

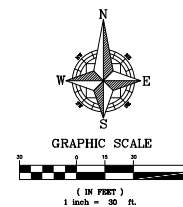
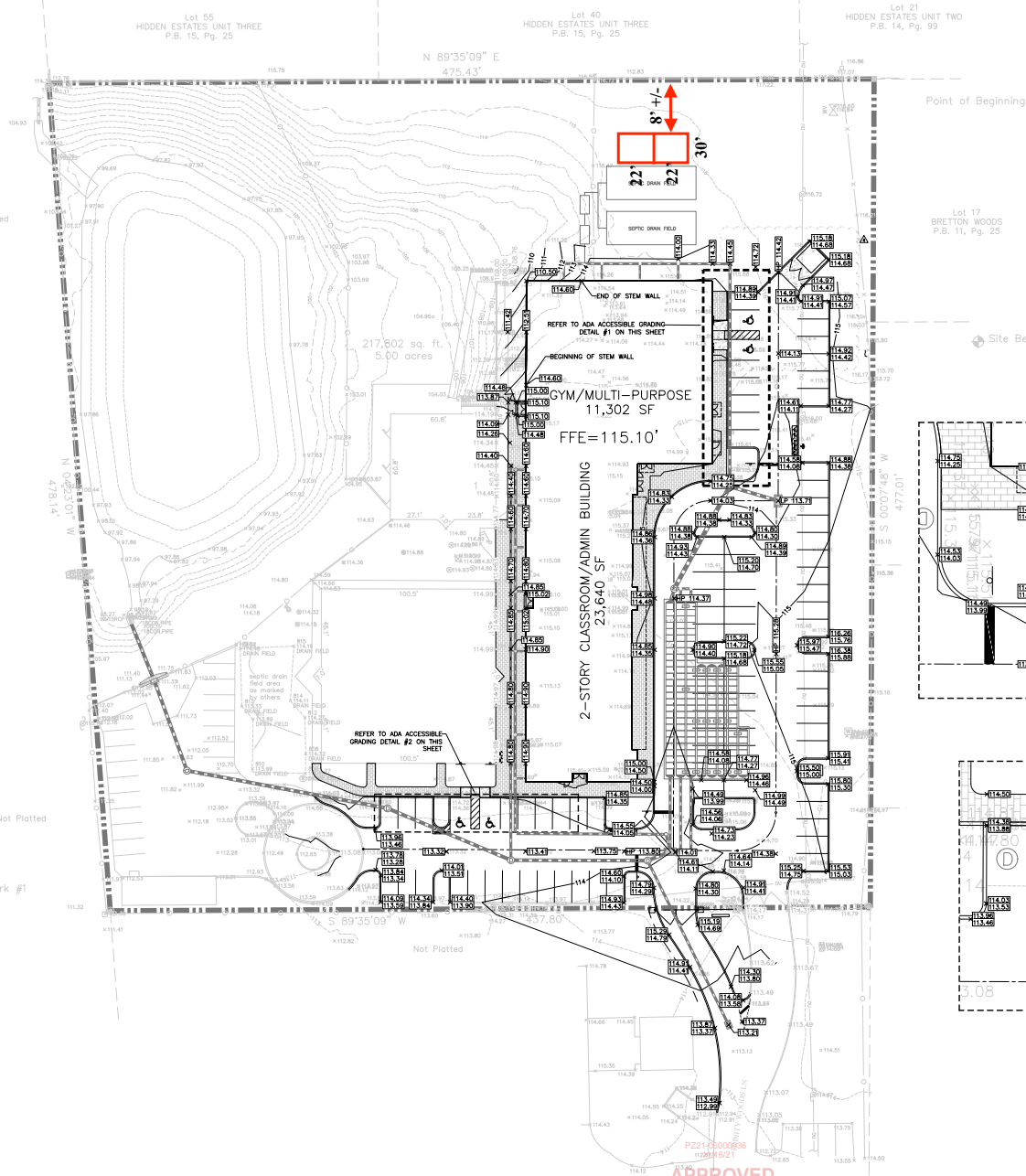
ADDRESSING NOTES:

- THE ADDRESS FOR THE EXISTING ONE-STORY BUILDING TO REMAIN WILL BE CHANGED FROM 1221 TO 1221 TRINITY WOODS LANE AFTER THE DEMOLITION OF THE EXISTING MODULAR BUILDINGS. THE PROPOSED TWO-STORY BUILDING AND PRIVATE PUMP STATION WILL RETAIN THE ADDRESS 1221 TRINITY WOODS LANE.

APPROVED
Seminole County Government
Planning & Development Division

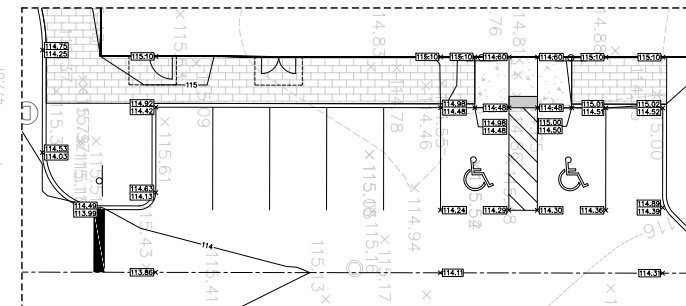
CIVIL ENGINEERING & LAND PLANNING	
APPIAN ENGINEERING LLC.	
1221 Trinity Woods Lane, Suite 100, Mayland, FL 32754	
APPAFL001 - 07/24/2020	
2021 Land Survey, Mayland, Florida, 12/20/2021	
GEOMETRY PLAN	
ORANGEWOOD CHRISTIAN SCHOOL LOWER CAMPUS SEMINOLE COUNTY, FLORIDA	
SCALE: 1" = 30'	PROJECT: A. WOLFARTH
DESIGNED: J. WOLFARTH	CHECKED: L. CLASSEN
SHEET: ORW-001	DATE: 10/20/2021
C.S.O.	





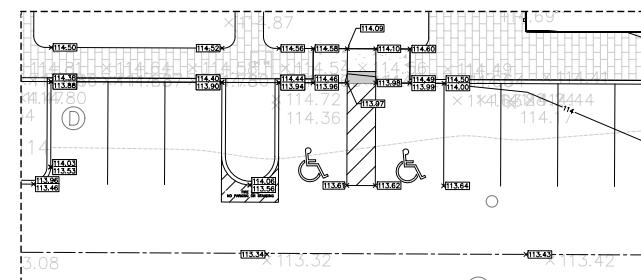
GRADING NOTES:

1. ALL EXISTING AND PROPOSED GRADES ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.



PARKING DETAIL #1







SCALE: 1" = 10'



PARKING DETAIL #2

SCALE: 1" = 10'



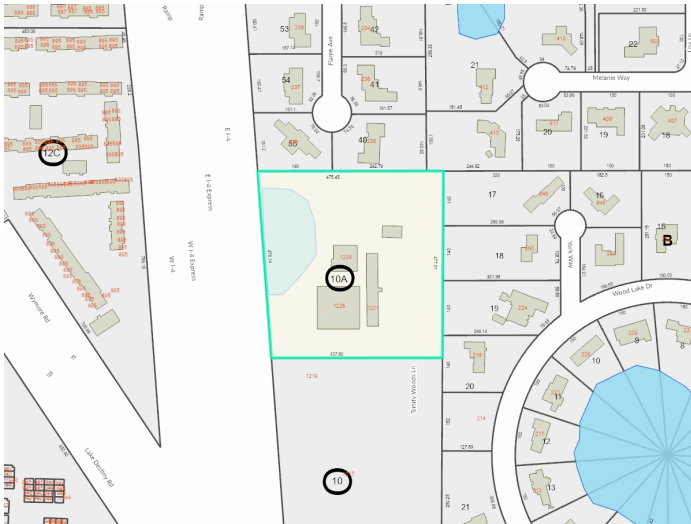
					

Property Record CardA



Parcel: 23-21-29-300-010A-0000
 Property Address: 1221 TRINITY WOODS LN MAITLAND, FL 32751
 Owners: ORANGEWOOD CHRISTIAN SCHOOL INC
 2025 Market Value \$2,204,818 Assessed Value \$2,204,818 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$28,692.01
 Churches property w/1st Building size of 10,241 SF and a lot size of 5.00 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	23-21-29-300-010A-0000
Property Address	
Mailing Address	1300 W MAITLAND BLVD MAITLAND, FL 32751-4334
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	30-EDUCATION (2013)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$1,554,227	\$1,543,125
Depreciated Other Features	\$150,366	\$128,806
Land Value (Market)	\$500,225	\$500,225
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,204,818	\$2,172,156
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	\$2,204,818	\$2,172,156

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$28,692.01
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$28,692.01

Owner(s)A

Name - Ownership Type
 ORANGEWOOD CHRISTIAN SCHOOL INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 23 TWP 21S RGE 29E
 BEG SW COR OF NW 1/4 OF SE 1/4 RUN
 S 477.01 FT W 437.80 FT N 4 DEG 23
 MIN 1 SEC W 478.14 FT E 475.43 FT
 TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,204,818	\$2,204,818	\$0
Schools	\$2,204,818	\$2,204,818	\$0
FIRE	\$2,204,818	\$2,204,818	\$0
ROAD DISTRICT	\$2,204,818	\$2,204,818	\$0
SJWM(Saint Johns Water Management)	\$2,204,818	\$2,204,818	\$0

SalesA

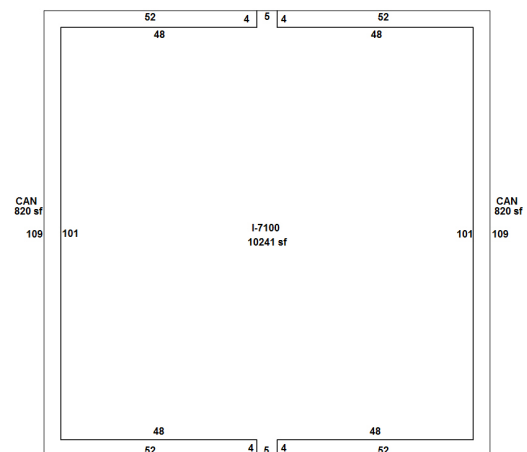
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/1/2012	\$2,300,000	07792/0867	Improved	No
WARRANTY DEED	2/1/1982	\$129,200	01378/0255	Vacant	Yes

LandA

Units	Rate	Assessed	Market
5 Acres	\$100,045/Acre	\$500,225	\$500,225

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1982
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	10241
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,199,475
Assessed	\$617,730



Sketch by Apen Sketch

Building 1

* Year Built = Actual / Effective

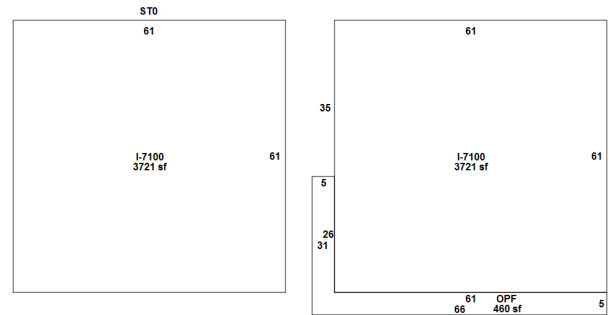
AppendagesA

Description	Area (ft²)
CANOPY	820
CANOPY	820

Building InformationA

#	2
Use	MASONRY PILASTER .
Year Built*	1983
Bed	
Bath	
Fixtures	0
Base Area (ft²)	7442
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$942,399
Assessed	\$499,471

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 2

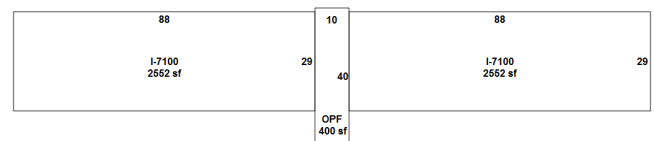
AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	460

Building InformationA

#	3
Use	WOOD BEAM/COLUMN
Year Built*	1994
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5104
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$604,989
Assessed	\$402,318

* Year Built = Actual / Effective



Sketch by Apex Sketch

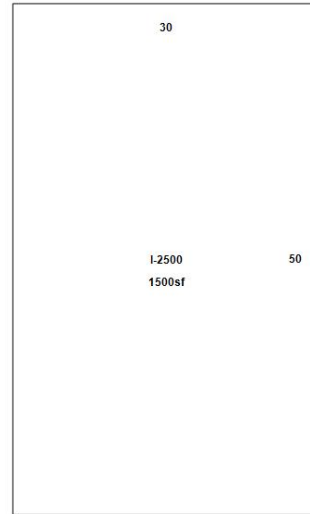
Building 3

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	400

Building InformationA

#	4
Use	MASONRY PILASTER .
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1500
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$48,542
Assessed	\$34,708



Building 4

* Year Built = Actual / Effective

PermitsA

Permit #	Description	Value	CO Date	Permit Date
16592	1221 TRINITY WOODS LN: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-Install shade canopy CC	\$6,000		12/16/2024
11935	1221 TRINITY WOODS LN: RADIO ENHANCEMENT SYSTEM-EDUCATIONAL CENTER (SCHOOL)	\$49,320		7/28/2022
06898	1221 TRINITY WOODS LN: ELECTRICAL - COMMERCIAL-commercial building	\$20,550	12/12/2022	6/2/2022
06232	1221 TRINITY WOODS LN: SIGN (POLE,WALL,FACIA)-signage	\$0		5/11/2022
15841	1221 TRINITY WOODS LN: SCHOOLS OR EDUCATIONAL BLDGS-Structural steel with stucco wall	\$4,500,000	8/4/2022	1/20/2022
22459	1221 TRINITY WOODS LN: CONSTRUCTION TRAILER-300 sf Construction Trailer	\$10,000	6/9/2022	1/4/2022
09088	1221 TRINITY WOODS LN: REROOF COMMERCIAL-	\$13,800		7/1/2020
09249	1221 TRINITY WOODS LN: REROOF COMMERCIAL-CHURCH	\$6,600		7/8/2019
12837	1221 TRINITY WOODS LN: REROOF COMMERCIAL-	\$16,000		8/24/2018
10465	FIRE SPRINKLER SYSTEM	\$1,800		8/1/2017
6358	INTERIOR ALTERATIONS; NEEDS CC	\$77,550		5/15/2017
00341	FENCE/WALL	\$2,707		2/8/2016

05892	MECHANICAL	\$6,300	6/1/2015
06526	INSTALLING 3 PATIO AWNINGS	\$19,000	7/3/2014
05514	MECHANICAL	\$13,422	6/6/2014
05516	MECHANICAL - 1223 TRINITY WOODS LN	\$4,675	6/6/2014
10495	RE-ROOF	\$33,965	12/18/2013
08697	MECHANICAL	\$5,780	11/9/2011
06138	INSTALL FIRE SPRINKLERS	\$1,500	7/28/2009
05298	INTERIOR ALTERATION	\$2,400	7/1/2009
04250	ADDING HORN STROBE	\$720	4/23/2008
04593	CANOPY	\$18,000	3/2/2005
08069	REROOF DUE TO FIRE DAMAGE	\$10,000	7/17/2003
07265	REROOF - HIGH SCHOOL BUILDING	\$25,445	6/1/2003
07266	REROOF; PAD PER PERMIT 1229 TRINITY WOODS LN	\$11,375	6/1/2003
10388	MISC BLDG	\$166,530	12/1/1999
06080	ALUMINUM CANOPY	\$10,374	9/1/1994
01316	FIRE SPRINKLERS	\$4,461	2/1/1994
00842	ORANGEWOOD PRESBYTERIAN MODULA 1229 TRINITY WOODS LN	\$160,000	2/1/1994

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1982	69102	\$375,915	\$150,366

ZoningA

Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

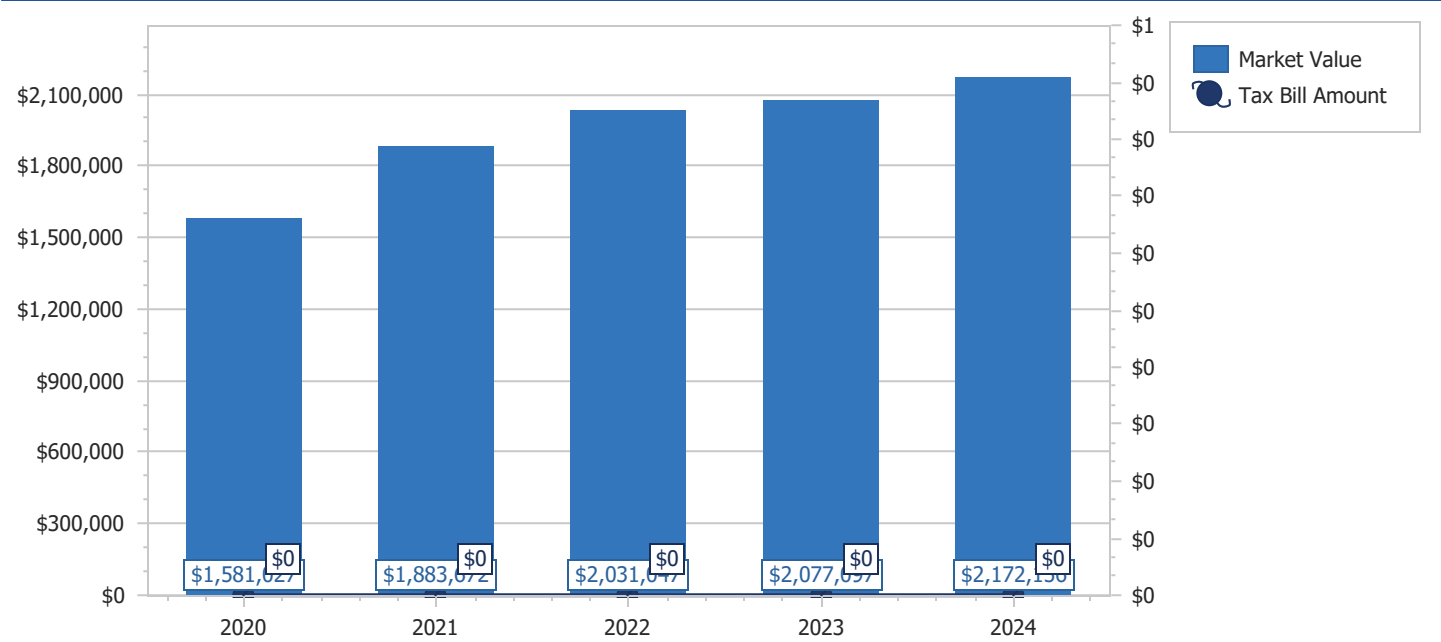
School DistrictsA

Elementary	Lake Orienta
Middle	Milwee
High	Lyman

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 54

UtilitiesA	
Fire Station #	Station: 14 Zone: 142
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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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 eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/20/2025 2:44:54 PM
Project: 25-80000034
Credit Card Number: 41*****5354
Authorization Number: 05769G
Transaction Number: 200325C1A-8922A5F0-4824-4FD2-A2A4-14AE87B4945D
Total Fees Paid: 52.50

Fees Paid

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