



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

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

PROJECT NAME: TMA - New Pavilion	
PARCEL ID #(S): 16-21-31-5CA-0000-028A	
TOTAL ACREAGE: 30.79	BCC DISTRICT: 1: <a href="#">Dallari</a>
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: <a href="mailto:rachelmarks@mastersacademy.org">rachelmarks@mastersacademy.org</a>	

#### 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: <a href="mailto:rtmjr@mccree.com">rtmjr@mccree.com</a>	

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>New pavilion structure</u>				

#### STAFF USE ONLY

COMMENTS DUE: <a href="#">4/12</a>	COM DOC DUE: <a href="#">4/18</a>	DRC MEETING: <a href="#">4/24</a>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <a href="#">A-1</a>	FLU: <a href="#">MDR</a>	LOCATION: <a href="#">on the west side of Lukas Ln, north of Slavia Rd</a>
W/S: <a href="#">Seminole County</a>	BCC: <a href="#">1: Dallari</a>	

[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

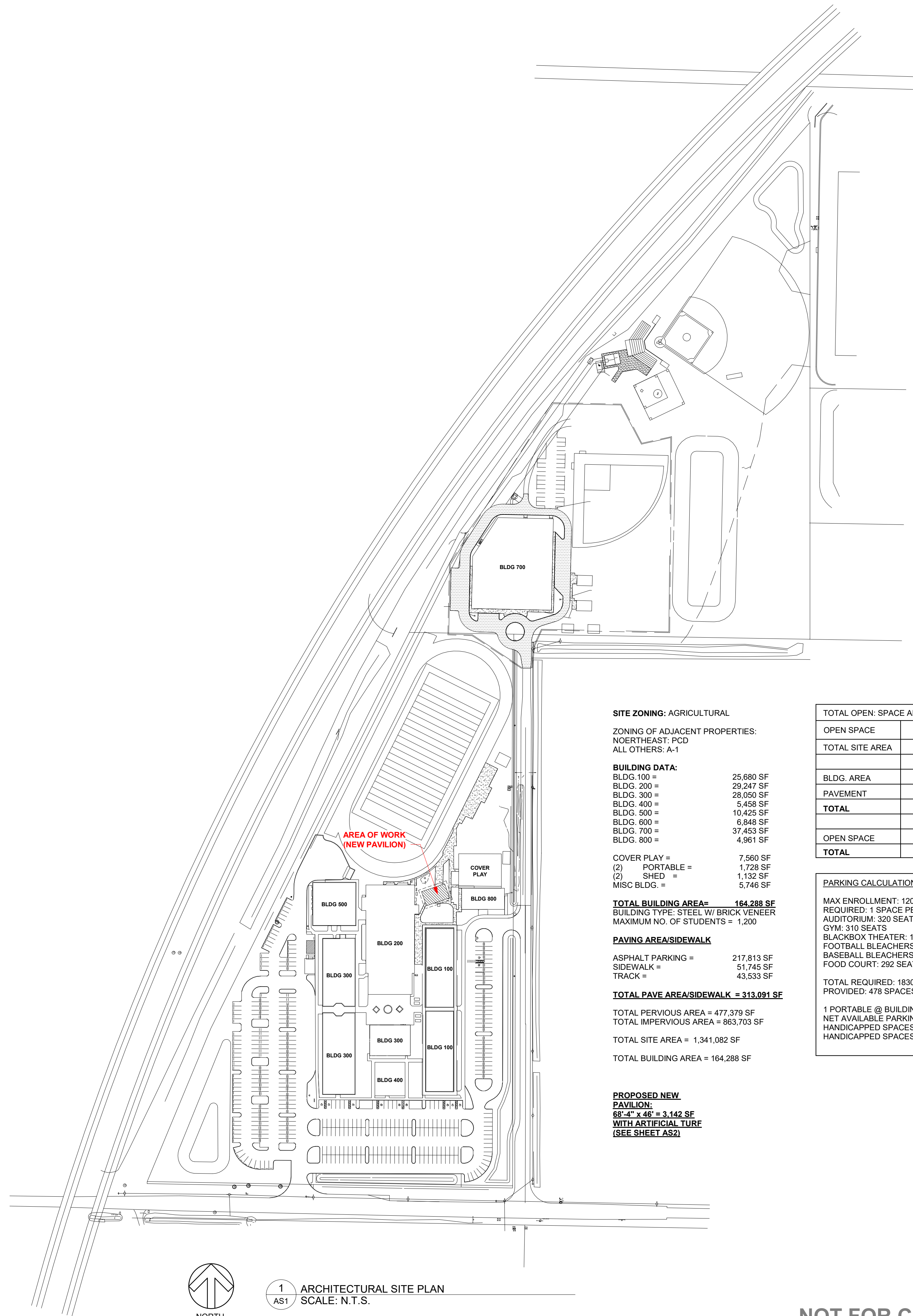
Dear Planning & Development,

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,

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



**SITE ZONING:** AGRICULTURAL

ZONING OF ADJACENT PROPERTIES:  
 NOERTHEAST: PCD  
 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 = 7,580 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%
<b>TOTAL</b>	<b>477,379 SF</b>	<b>35.60%</b>
OPEN SPACE	863,703 SF	64.40%
<b>TOTAL</b>	<b>863,703 SF</b>	<b>64.40%</b>

**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

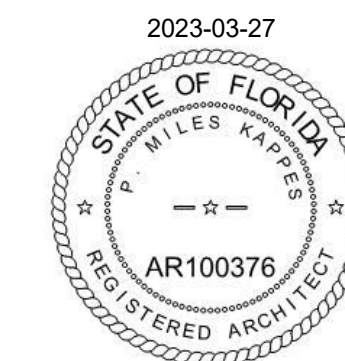
TOTAL REQUIRED: 1830 SEATS/4 = 458 SPACES  
 PROVIDED: 478 SPACES

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



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

NOT FOR CONSTRUCTION



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED 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

D	DATE	JOB NUMBER	03/28/24
A	COORDINATOR	DATE	22-044-20
T	ARCHITECT	DATE	03/28/24
E	CAPTAIN	DATE	03/28/24
E	FILE	DATE	03/28/24

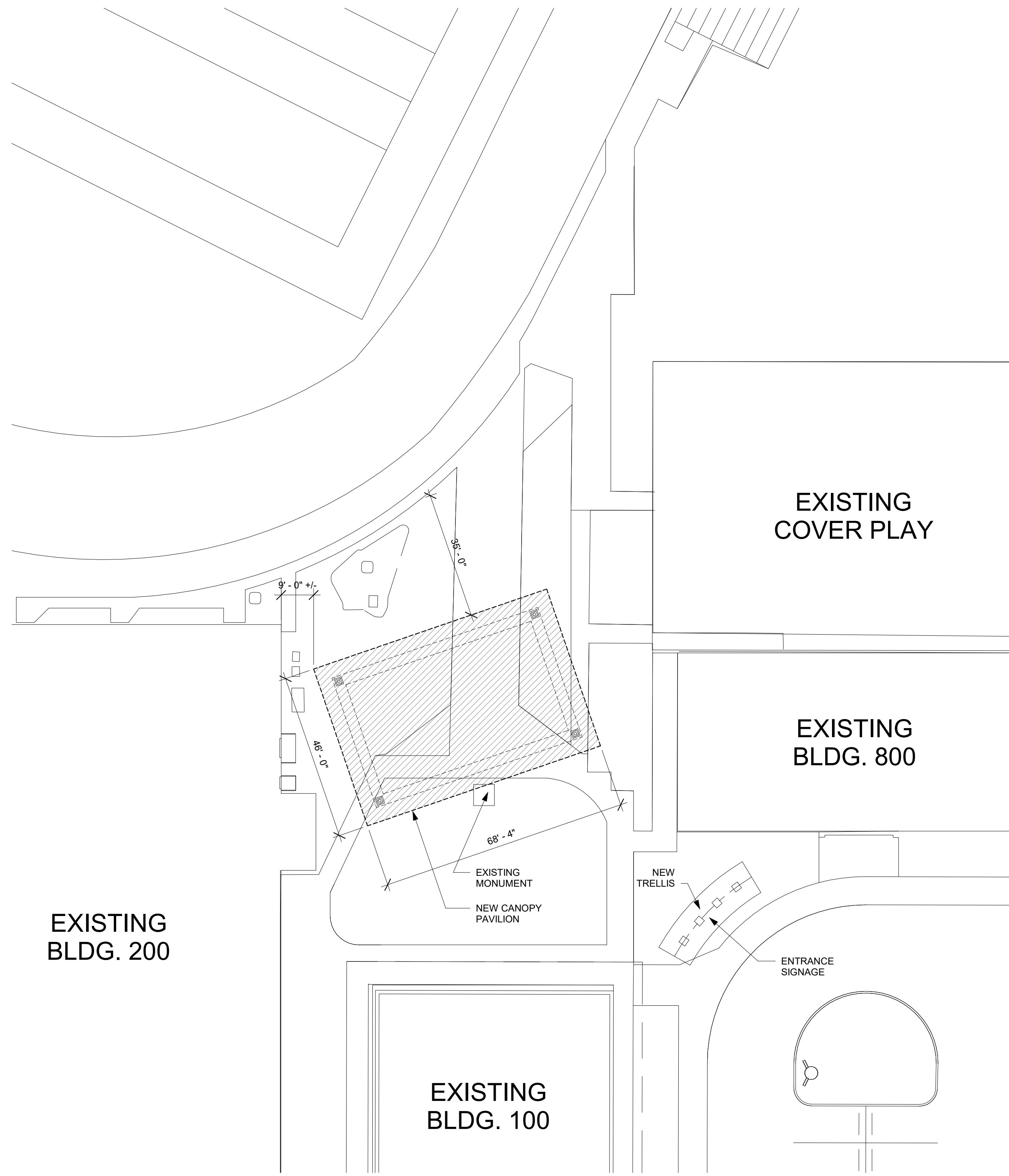
DATE	03/28/24
COORDINATOR	RTM JR.
ARCHITECT	PMK
CAPTAIN	VPG
FILE	22044.rvt

License # AAC002100

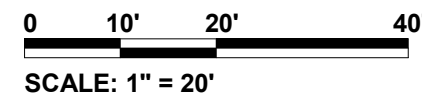
500 E. Princeton St.  
 Orlando, FL 32803  
 P.O. Box 547369  
 Orlando, FL 32854-7369  
 Phone 407-898-4821  
 Fax: 407-898-6763

**McCree**  
 ARCHITECTS & ENGINEERS, INC.

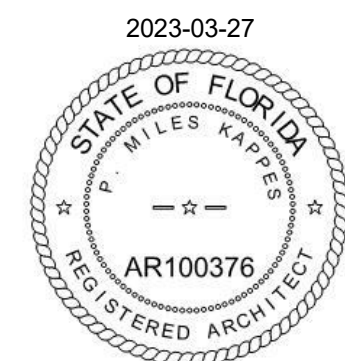
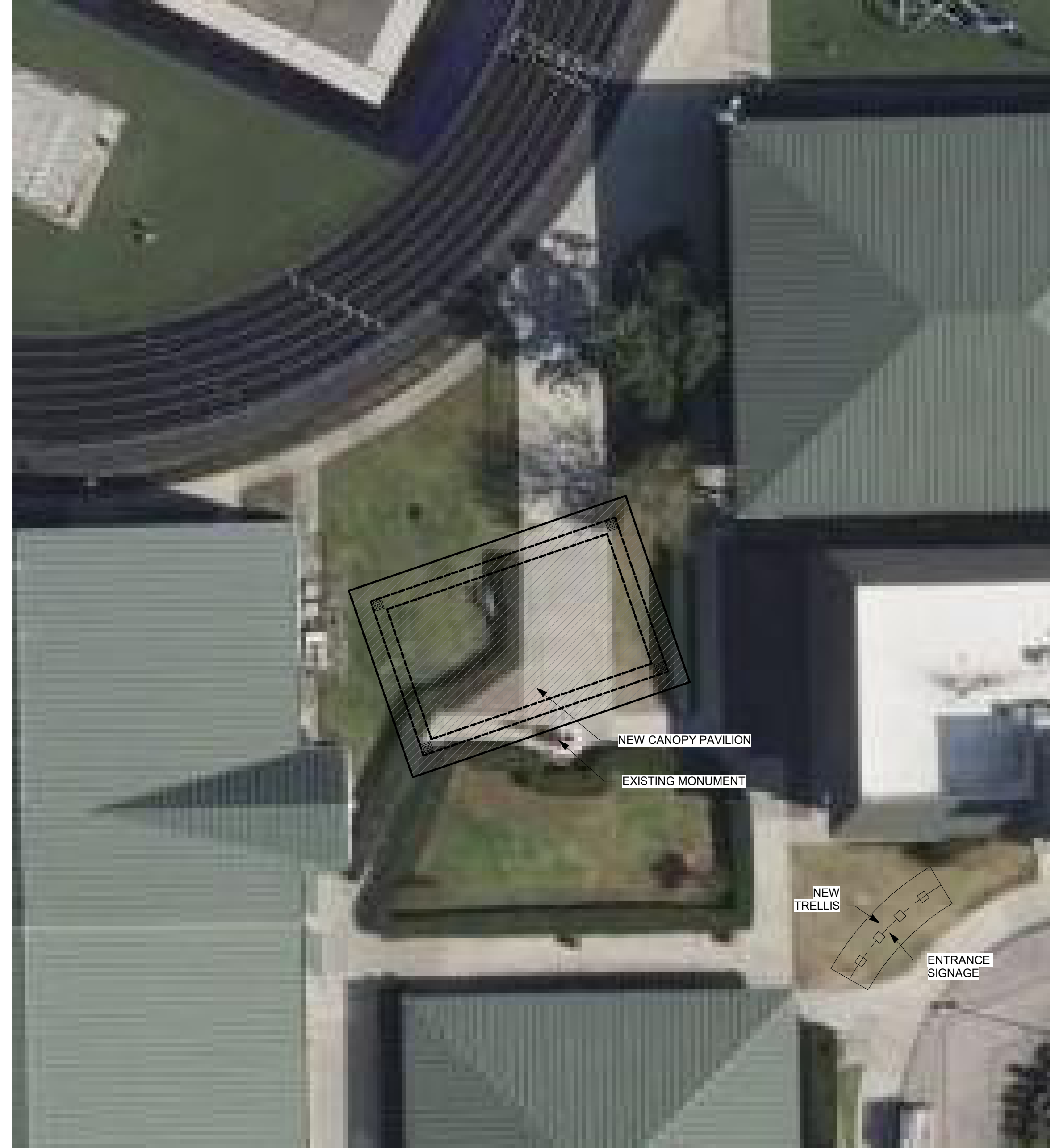




1 PARTIAL SITE PLAN  
SCALE: 1" = 20'-0"



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

PRELIMINARY	D	03/28/24	22-044-20	QA/QC REVIEW
I	A	03/28/24	03/28/24	
S	T	COORDINATOR	RTM, JR.	
S	E	ARCHITECT	PMK	
U		CAPTAIN	VPG	
E		FILE	22044.rvt	

License # AAC002100

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

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ARCHITECTS & ENGINEERS, INC.

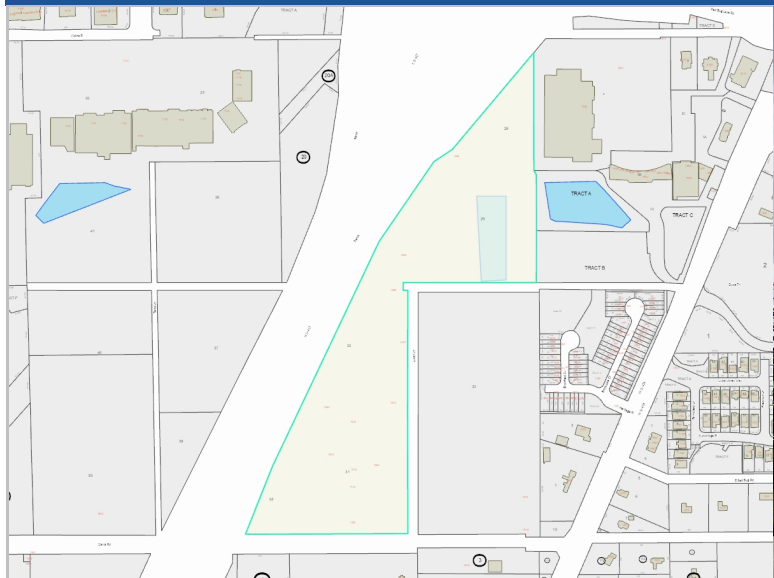
# Property Record Card



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

**Property Address** 1500 LUKAS LN OVIEDO, FL 32765

## Parcel Location



## Site View



1621315CA0000028A 06/20/2022

## Parcel Information

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

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	8	8
<b>Depreciated Bldg Value</b>	\$11,967,035	\$10,399,523
<b>Depreciated EXFT Value</b>	\$941,806	\$853,914
<b>Land Value (Market)</b>	\$1,539,500	\$1,539,500
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$14,448,341	\$12,792,937
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$376,110	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$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** \$0.00

\* 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

### 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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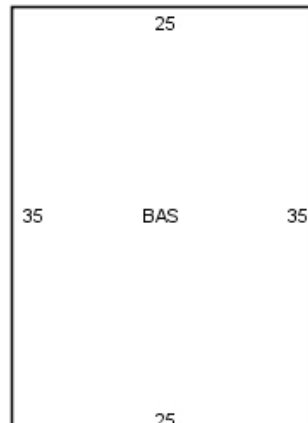
Description	Area
OPEN PORCH FINISHED	1482.00
UTILITY FINISHED	112.00
CANOPY	594.00

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
6	MASONRY PILASTER .	2003	1	9872.00	BRICK COMMON - MASONRY	\$987,770	\$1,291,202	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>128.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	128.00
Description	Area											
OPEN PORCH FINISHED	128.00											

Building 0 - Page

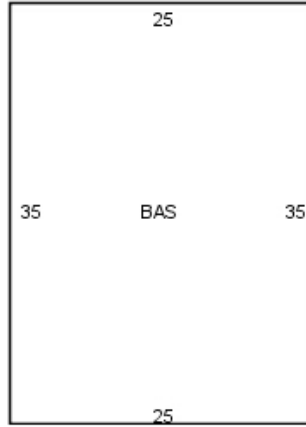
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
7	MASONRY PILASTER .	2004	1	875.00	CONCRETE BLOCK-STUCCO - MASONRY	\$97,693	\$126,056	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Description	Area		
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	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Description	Area		
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

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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](mailto: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**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50