

**PLANNING AND DEVELOPMENT**



**TO:** Distribution List  
**FROM:** Seminole County Development Review  
**RE:** **PRE-APPLICATION REVIEWS: 08/19/2009**

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to the Development Review Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

**Note: If a meeting is required, staff will notify the Applicant by 8/12/2009.**

PRE-APPLICATION REVIEW		
<b>TIME 9:40 AM</b>	<b>Project Name: Old Lockwood Rd (3207) Praise &amp; /Dominion Type: Site Plan Applicant: Alva James Proj Manager(s): Alan Willis 7332/ Joy Williams 7399 Proj #: 09-80000059</b>	<b>PID: 36-21-31-300-0010-0000 Dist: 1-Dallari Zoning: A-1 Acres: 5 Project Location: 3207 Old Lockwood Road, Oviedo, FL</b>
<b>TIME 10:00 AM</b>	<b>Project Name: West SR 426 (2441) Aloma Square Type: Site Plan Applicant: Robert Reynolds Proj Manager(s): Cynthia Sweet 7443/ Ian Sikonia 7398 Proj #: 09-80000060</b>	<b>PID: 31-21-31-515-0000-0060 Dist: 1-Dallari Zoning: PUD Acres: 0.9 Project Location: 2441 West SR 426, Oviedo, FL</b>
<b>TIME 10:20 AM</b>	<b>Project Name: Orange Blvd. (1855) The Gathering Place Type: Special Exception Applicant: Michael Nelson, The Gathering Place Worship Center, Inc. Proj Manager(s): Kathy Fall 7389/ Cynthia Sweet 7443 Proj #: 09-80000063</b>	<b>PID: 31-19-30-300-0130-0000 Dist: 5-Carey Zoning: R1AAA Acres: 3.8 Project Location: 1855 Orange Blvd, Sanford, FL</b>

**DEVELOPMENT REVIEW DIVISION**

**PRE-APPLICATION REVIEW**

**TIME 10:40 AM**

**Project Name: Kennedy Point (1708) The Dirt  
Group  
Type: Site Plan  
Applicant: John Frith, P.E./Frith & Associates  
Proj Manager(s): Brian Walker 7337/ Denny  
Gibbs 7387  
Proj #: 09-80000062**

**PID: 11-21-31-506-0000-0020  
Dist: 2-McLean  
Zoning: M-1  
Acres: 1.02  
Project Location: 1708 Kennedy Point**

### SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

**GENERAL STATEMENT:** The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov)

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION  
1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331  
OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED**

#### PROJECT INFORMATION

PROPERTY APPRAISER ID #: 36 2131 3000010000  
Attach list of all parcel ID numbers associated with the project site.

NAME: Alva James

COMPANY: PRaise And Dominion Church INTL. INC.

EMAIL ADDRESS (REQUIRED): PRaiseDominion@yahoo.com

ADDITIONAL EMAIL ADDRESS: JAME752@bellsouth.net

DAYTIME PHONE: (407) 405-5376 FAX NUMBER: ( )

SUBJECT PROPERTY ADDRESS: 3207 Old Lockwood Rd.

# OF ACRES: 5 ACRES

PROJECT NAME: \_\_\_\_\_

PROPOSED USE:  Commercial/Retail  Industrial  Office  Mixed-Use  Residential

CURRENT ZONING: A-1 CURRENT USE: VACANT

REVIEW TYPE:  Site Plan  Subdivision:  Commercial  Single Family  
 Rezone  Current \_\_\_\_\_ Proposed \_\_\_\_\_  
 Land Use Amendment  Current \_\_\_\_\_ Proposed \_\_\_\_\_  
 Special Exception

REQUIRED ATTACHMENTS:  
 ATTACH NARRATIVE WITH PROJECT DESCRIPTION  
 ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS  
 ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

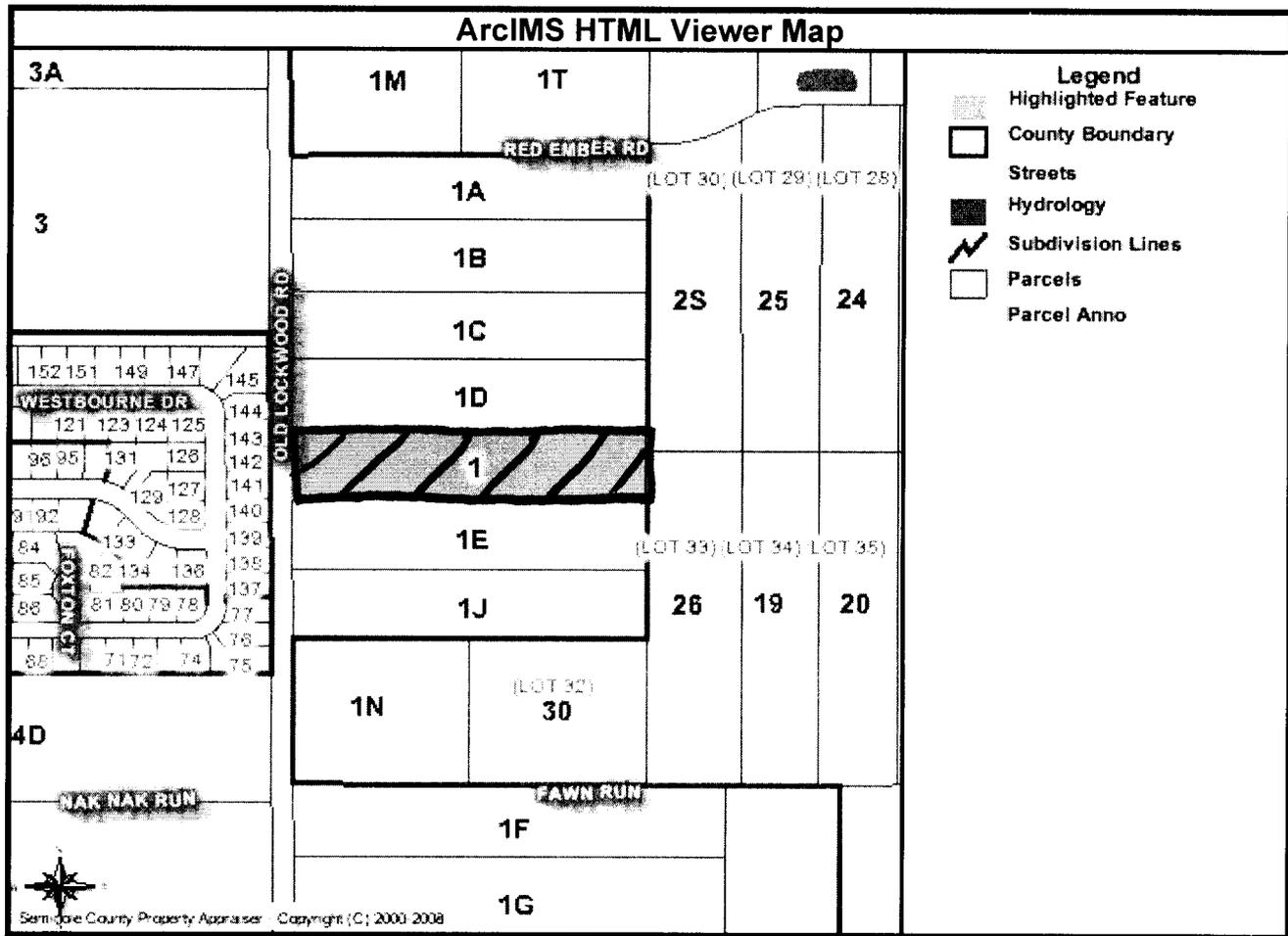
\*\*\*\*\* THIS BOX FOR STAFF USE ONLY \*\*\*\*\*

PROJECT MANAGER: ADW/LW RECEIVE DATE: 7/17/09 COMMENTS DUE: 8/13/09

ATTACH PROPERTY APPRAISER DATA SHEET.  
 PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:  
*(list project name and GUI number)*

09-80000059

8-19-09

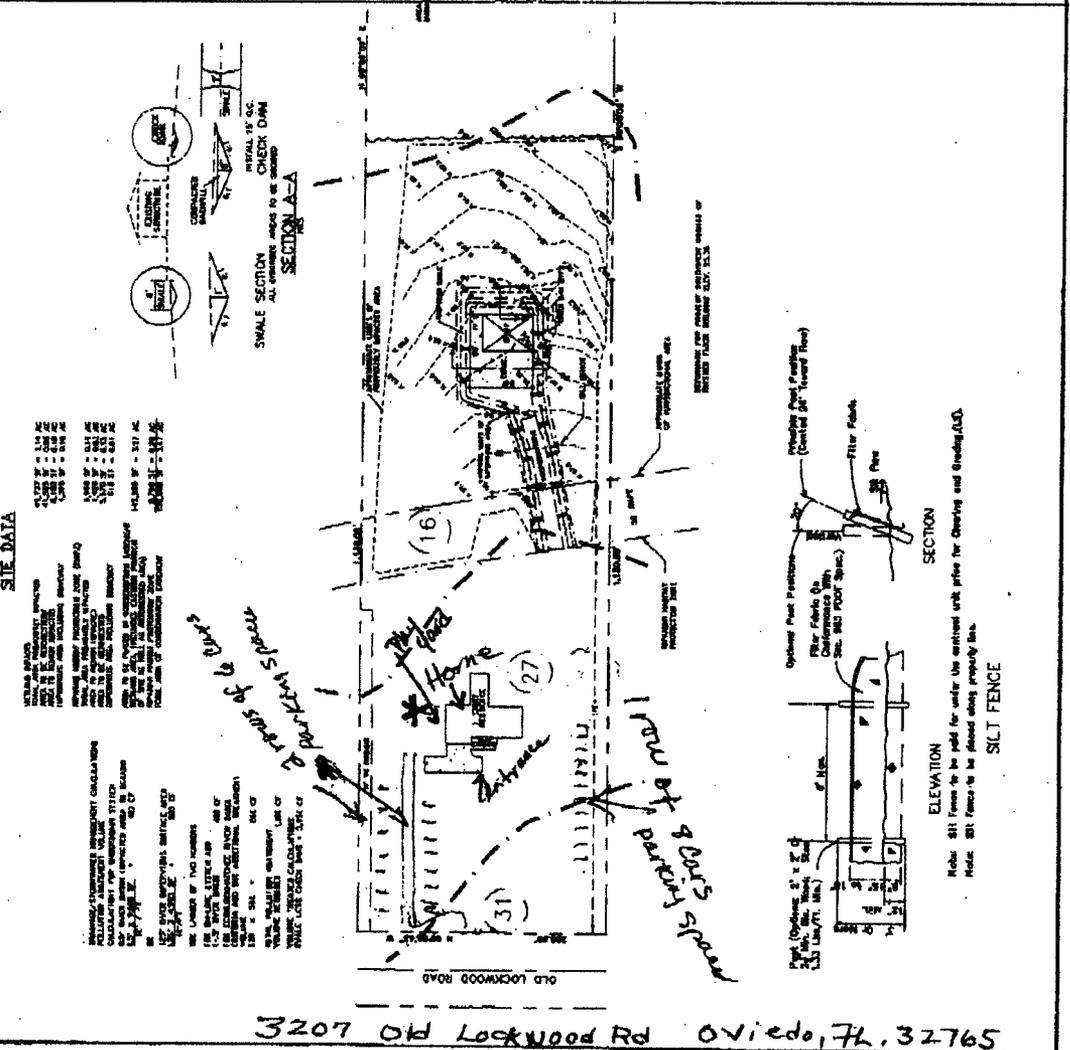
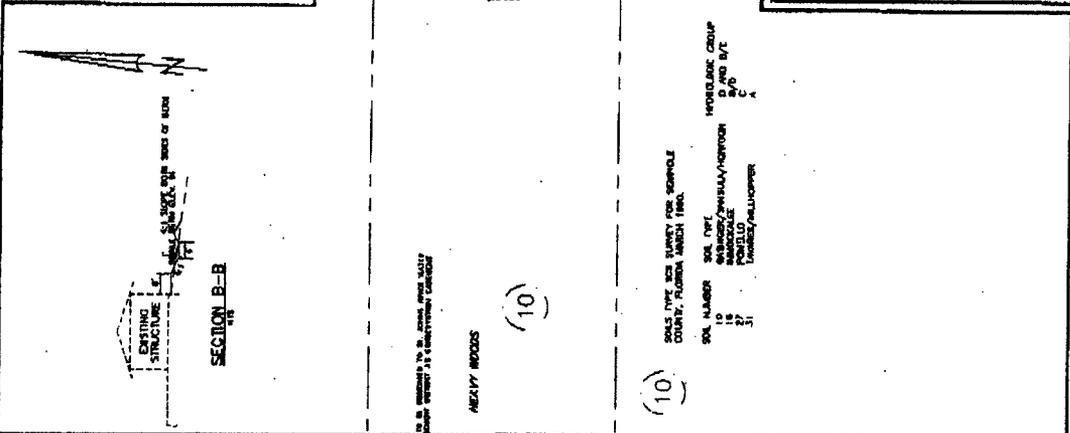


<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL.                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-665-7506</p>																																			
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 36-21-31-300-0010-0000                  Owner: WILDER WILLIAM C                  Mailing Address: 1084 CRYSTAL BOWL CIR                  City,State,ZipCode: CASSELBERRY FL 32707                  Property Address: 3207 OLD LOCKWOOD RD OVIEDO 32765                  Subdivision Name:                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions:                  Dor: 01-SINGLE FAMILY</p>	<p align="center"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$125,743</td> <td style="text-align: right;">\$139,016</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$2,368</td> <td style="text-align: right;">\$2,455</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$99,456</td> <td style="text-align: right;">\$124,320</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$227,567</td> <td style="text-align: right;">\$265,791</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$227,567</td> <td style="text-align: right;">\$265,791</td> </tr> </tbody> </table> <p align="right">Tax Estimator</p>		VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$125,743	\$139,016	Depreciated EXFT Value	\$2,368	\$2,455	Land Value (Market)	\$99,456	\$124,320	Land Value Ag	\$0	\$0	Just/Market Value	\$227,567	\$265,791	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$227,567	\$265,791
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WARRANTY DEED	10/2000	03942 1910	\$210,000 Improved																																
WARRANTY DEED	06/1999	03673 0560	\$130,000 Improved																																
WARRANTY DEED	01/1995	02879 0017	\$40,000 Vacant																																
WARRANTY DEED	07/1989	02089 1040	\$50,000 Vacant																																
QUIT CLAIM DEED	01/1988	02031 0234	\$100 Vacant																																
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Land Assess Method	Frontage	Depth	Land Units																																
ACREAGE	0	0	5 180																																
Unit Price			Land Value																																
32,000.00			\$99,456																																
LEG SEC 36 TWP 21S RGE 31E S 200 FT OF N 1800 FT OF W 1130 FT OF E 1/2 OF NW 1/4 (LESS RD)																																			
<b>BUILDING INFORMATION</b>																																			
Bld Num	Bld Type	Year Blt	Fixtures																																
1	SINGLE FAMILY	1996	6																																
Base SF	Gross SF	Living SF	Ext Wall																																
1,670	2,217	2,153	EW CONCRETE BLOCK																																
Bid Value	Est. Cost New																																		
\$125,743	\$132,014																																		
Appendage / Sqft	BASE / 483																																		
Appendage / Sqft	OPEN PORCH FINISHED / 64																																		
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished																																			
<b>Permits</b>																																			
<b>EXTRA FEATURE</b>																																			
Description	Year Blt	Units	EXFT Value Est. Cost New																																

Prepared By	Checked By
Project Number	Project Name
Contract No.	Drawing Date
Sheet No.	Sheet of

ENGINEERING, INC.  
ALLEN - CRAIG CIVIL

SCALE	1"=40'
SHEET OF	1 OF 3
Kevin King Property Site Plan	



Structure Sqft. Base 1,670  
 Parcel ID # 36213130000100000  
 Gross 2,817  
 Lvy - 2,153

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### PROJECT INFORMATION

PROPERTY APPRAISER ID #: 31-21-31-515-0000-0060  
*Attach list of all parcel ID numbers associated with the project site.*

NAME: ROBERT REYNOLDS

COMPANY: R.L. HAINES GENERAL CONTRACTORS

EMAIL ADDRESS (REQUIRED): rreynolds@rlhaines.com

ADDITIONAL EMAIL ADDRESS: \_\_\_\_\_

DAYTIME PHONE: (321) 436-2373 FAX NUMBER: (407) 384-1909

SUBJECT PROPERTY ADDRESS: 2441 W. SR. 426 SUITE 2011 OVIED

# OF ACRES: .9

PROJECT NAME: ALOMA SQUARE

PROPOSED USE:  Commercial/Retail  Industrial  Office  Mixed-Use  Residential

CURRENT ZONING: \_\_\_\_\_ CURRENT USE: \_\_\_\_\_

REVIEW TYPE:  Site Plan  Subdivision:  Commercial  Single Family  
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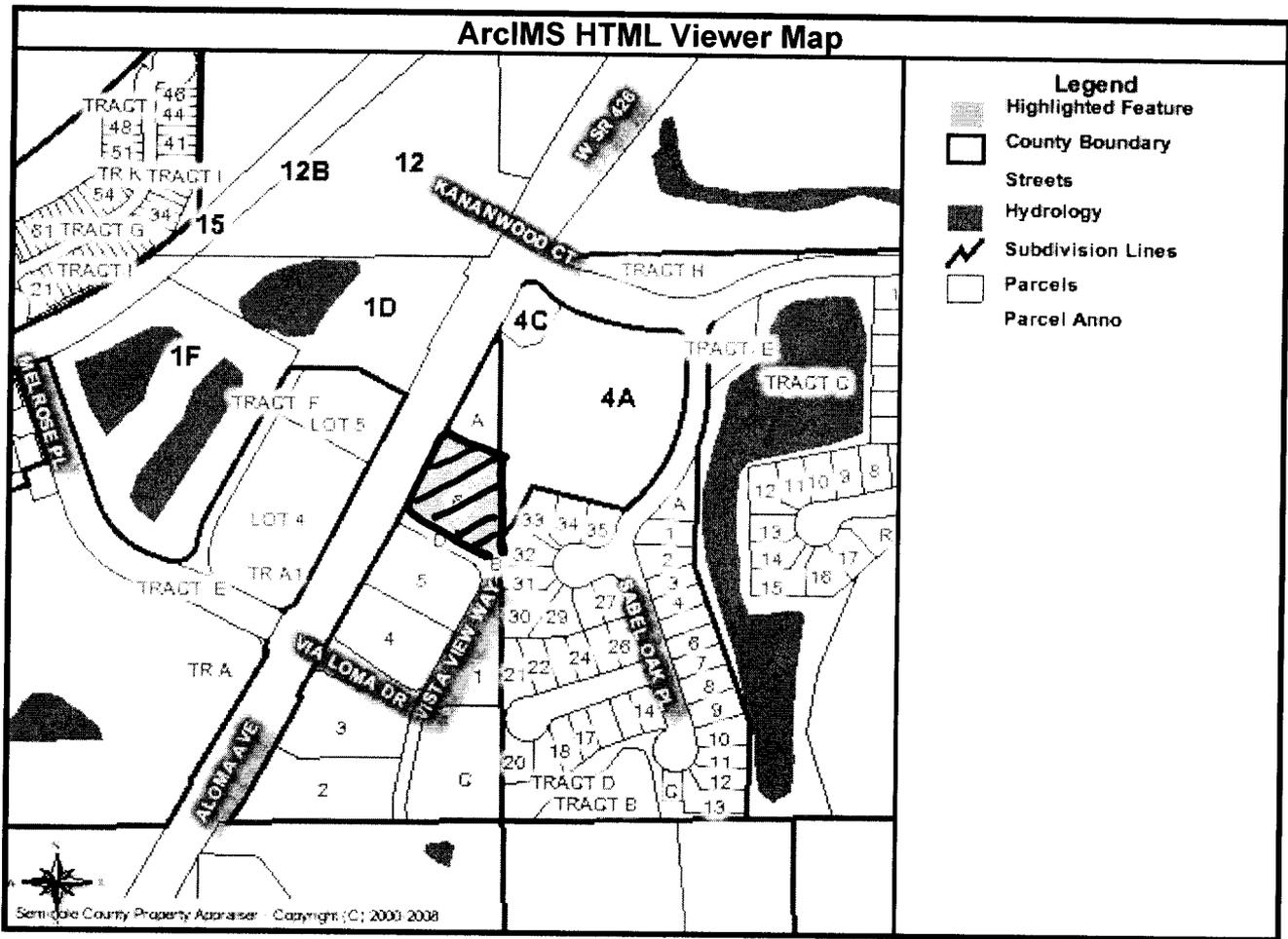
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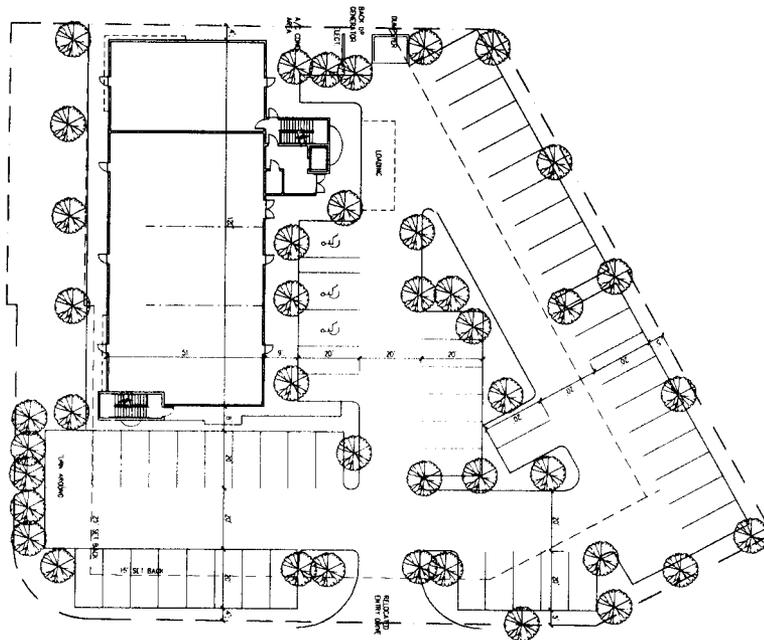
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8-19-09 09-80000060



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<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 31-21-31-515-0000-0060                  Owner: HHMH2 LLC                  Mailing Address: 2235 MERCATOR DR                  City,State,ZipCode: ORLANDO FL 32807                  Property Address: VISTA VIEW WAY                  Facility Name:                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions:                  Dor: 10-VAC GENERAL-COMMERC</p>		<p align="center"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: center;">\$360,675</td> <td style="text-align: center;">\$480,900</td> </tr> <tr> <td>Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Just/Market Value</td> <td style="text-align: center;">\$360,675</td> <td style="text-align: center;">\$480,900</td> </tr> <tr> <td>Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td><b>Assessed Value (SOH)</b></td> <td style="text-align: center;"><b>\$360,675</b></td> <td style="text-align: center;"><b>\$480,900</b></td> </tr> </tbody> </table> <p align="right">Tax Estimator</p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$360,675	\$480,900	Land Value Ag	\$0	\$0	Just/Market Value	\$360,675	\$480,900	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	<b>Assessed Value (SOH)</b>	<b>\$360,675</b>	<b>\$480,900</b>
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<p><b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.                  *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																			



**SITE PLAN**  
SCALE = 1/16" = 1'-0"



DATE	NO.

**PETER MARICH**  
ARCHITECT  
410 S. LINCOLN AVE  
CLEAR WATER, FLORIDA 33756  
TEL. 727 461 2402 FAX 727 447 7244

**ALOMA SQUARE OFFICES**  
STATE ROAD 428 / VISTA VIEW WAY  
SEMINOLE COUNTY, FLORIDA

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**LEGEND**  
 1. EXISTING SITE BOUNDARY  
 2. EXISTING DRIVEWAY  
 3. EXISTING DRIVEWAY  
 4. EXISTING DRIVEWAY  
 5. EXISTING DRIVEWAY  
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JUL 29 2009

### SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

**GENERAL STATEMENT:** The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

**Email** completed form with **pdf** attachments to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov)  
**SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION**  
 1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331  
 OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456  
**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED**

### PROJECT INFORMATION

PROPERTY APPRAISER ID #: 31-19-30-300-0130-0000  
Attach list of all parcel ID numbers associated with the project site.  
 NAME: CONTACT - Michael J. Nelson  
 COMPANY: The Gathering Place Worship Center, Inc.  
 EMAIL ADDRESS (REQUIRED): miknfla@hotmail.com  
 ADDITIONAL EMAIL ADDRESS: mike@tgpworship.com  
 DAYTIME PHONE: (407) 324-0200 EXT 7005 FAX NUMBER: (407) 324-0808  
 SUBJECT PROPERTY ADDRESS: 1855 Orange Blvd, Sanford, 32771  
 # OF ACRES: \_\_\_\_\_  
 PROJECT NAME: Pre School / Nursery School  
 PROPOSED USE:  Commercial/Retail  Industrial  Office  Mixed-Use  Residential  
 CURRENT ZONING: \_\_\_\_\_ CURRENT USE: Church  
 REVIEW TYPE:  Site Plan  Subdivision:  Commercial  Single Family  
 Rezone Current \_\_\_\_\_ Proposed \_\_\_\_\_  
 Land Use Amendment Current \_\_\_\_\_ Proposed \_\_\_\_\_  
 Special Exception

**REQUIRED ATTACHMENTS:**

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT NO CHANGE

**\*\*\*\*\*THIS BOX FOR STAFF USE ONLY\*\*\*\*\***

PROJECT MANAGER: CDS/K RECEIVE DATE: \_\_\_\_\_ COMMENTS DUE: \_\_\_\_\_

- ATTACH PROPERTY APPRAISER DATA SHEET.
- PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:  
(list project name and GUI number)

09-80000063

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL.                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-665-7506</p>																																																									
<p><b>GENERAL</b></p> <p>Parcel Id: 31-19-30-300-0130-0000                  Owner: GATHERING PLACE WORSHIP                  Own/Addr: CENTER INC THE                  Mailing Address: 1855 ORANGE BLVD                  City, State, Zip Code: SANFORD FL 32771                  Property Address: 1855 ORANGE BLVD SANFORD 32771                  Subdivision Name:                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 36-CHURCH/RELIGIOUS ()                  Dor: 01-SINGLE FAMILY</p>	<p><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VALUES</th> <th>2009 Working</th> <th>2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>2</td> <td>2</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$208,583</td> <td>\$233,005</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$9,655</td> <td>\$9,670</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$210,100</td> <td>\$248,300</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value</td> <td>\$428,338</td> <td>\$490,975</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$428,338</td> <td>\$490,975</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Estimator</p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	2	2	Depreciated Bldg Value	\$208,583	\$233,005	Depreciated EXFT Value	\$9,655	\$9,670	Land Value (Market)	\$210,100	\$248,300	Land Value Ag	\$0	\$0	Just/Market Value	\$428,338	\$490,975	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$428,338	\$490,975																							
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<p><b>BUILDING INFORMATION</b></p>																																																									

3/8

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
 1	SINGLE FAMILY	1900	5	1,110	2,650	2,050	SIDING AVG	\$57,061	\$123,375
	Appendage / Sqft	SCREEN PORCH UNFINISHED / 360							
	Appendage / Sqft	UTILITY UNFINISHED / 72							
	Appendage / Sqft	ENCLOSED PORCH UNFINISHED / 168							
	Appendage / Sqft	UPPER STORY FINISHED / 940							

NOTE: Appedage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

 2	SINGLE FAMILY	1972	11	2,265	3,042	2,265	CB/STUCCO FINISH	\$151,522	\$184,221
	Appendage / Sqft	UTILITY FINISHED / 126							
	Appendage / Sqft	OPEN PORCH FINISHED / 126							
	Appendage / Sqft	GARAGE FINISHED / 525							

NOTE: Appedage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

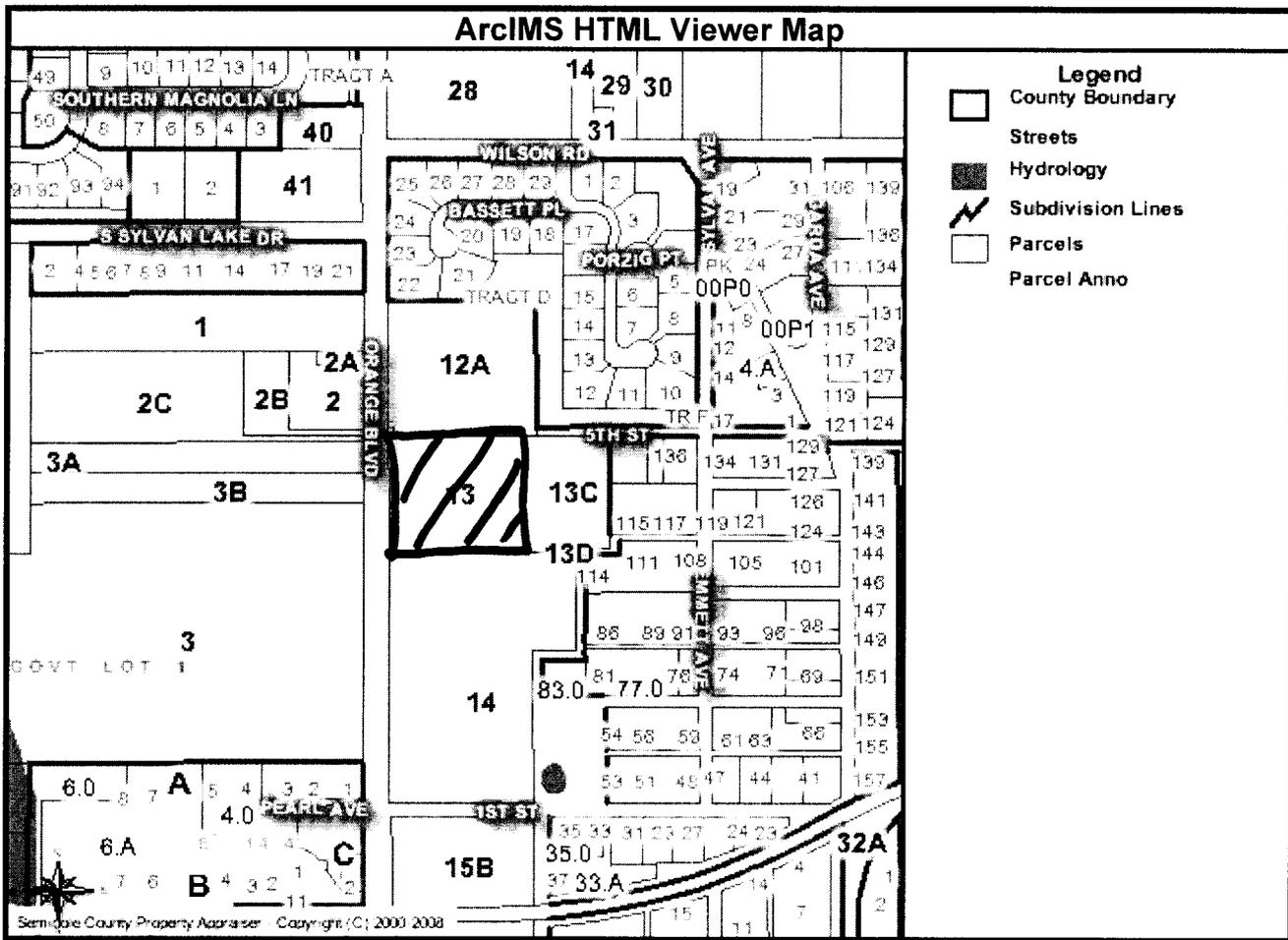
Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
WOOD UTILITY BLDG	1980	440	\$1,056	\$2,640
WOOD UTILITY BLDG	1940	256	\$614	\$1,536
POOL GUNITE	1979	512	\$4,096	\$10,240
BLOCK WALL	1979	452	\$542	\$1,356
CONC UTILITY BLDG	1972	64	\$179	\$448
SCREEN ENCLOSURE	1979	2,328	\$1,862	\$4,656
ALUM PORCH W/CONC FL	1972	242	\$629	\$1,573
CONC UTILITY BLDG	1985	112	\$408	\$784
WOOD CARPORT NO FL	1985	224	\$269	\$672

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
 \*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

4/8



To: Seminole County Government  
Development Review Division

Fax: 407-665-7456

From: Michael J Nelson  
The Gathering Place Worship Center, Inc.

Date: July 29, 2009

Re: Request for Special Exception  
1855 Orange Blvd, Sanford

Please accept this Pre-Application Information for a request to add a Pre – School / Nursery School to the activities on the church property.

TGP occupies approximately 12 acres total on Orange Blvd in west Seminole County. Our request is to add a Pre-School / Nursery School to be operated in the single family residence building at 1855 Orange Blvd. This building is currently used for small group meetings, offices, small group church functions, etc. Our request is to operate the school as described in conjunction with the current church functions.

The following pages include the Property Appraiser detail sheet, lot depiction and aerials of the subject property.

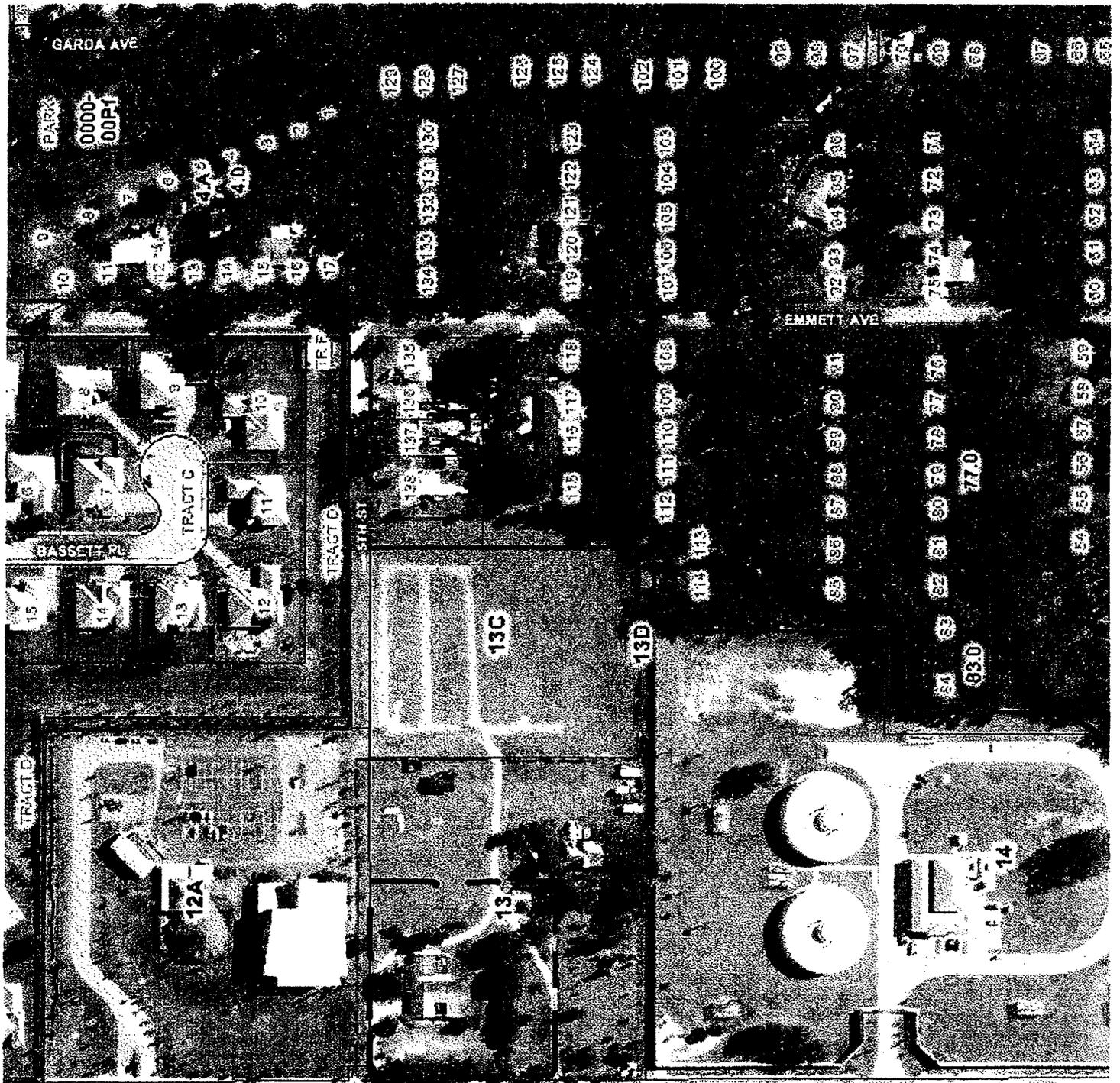
Contact Information

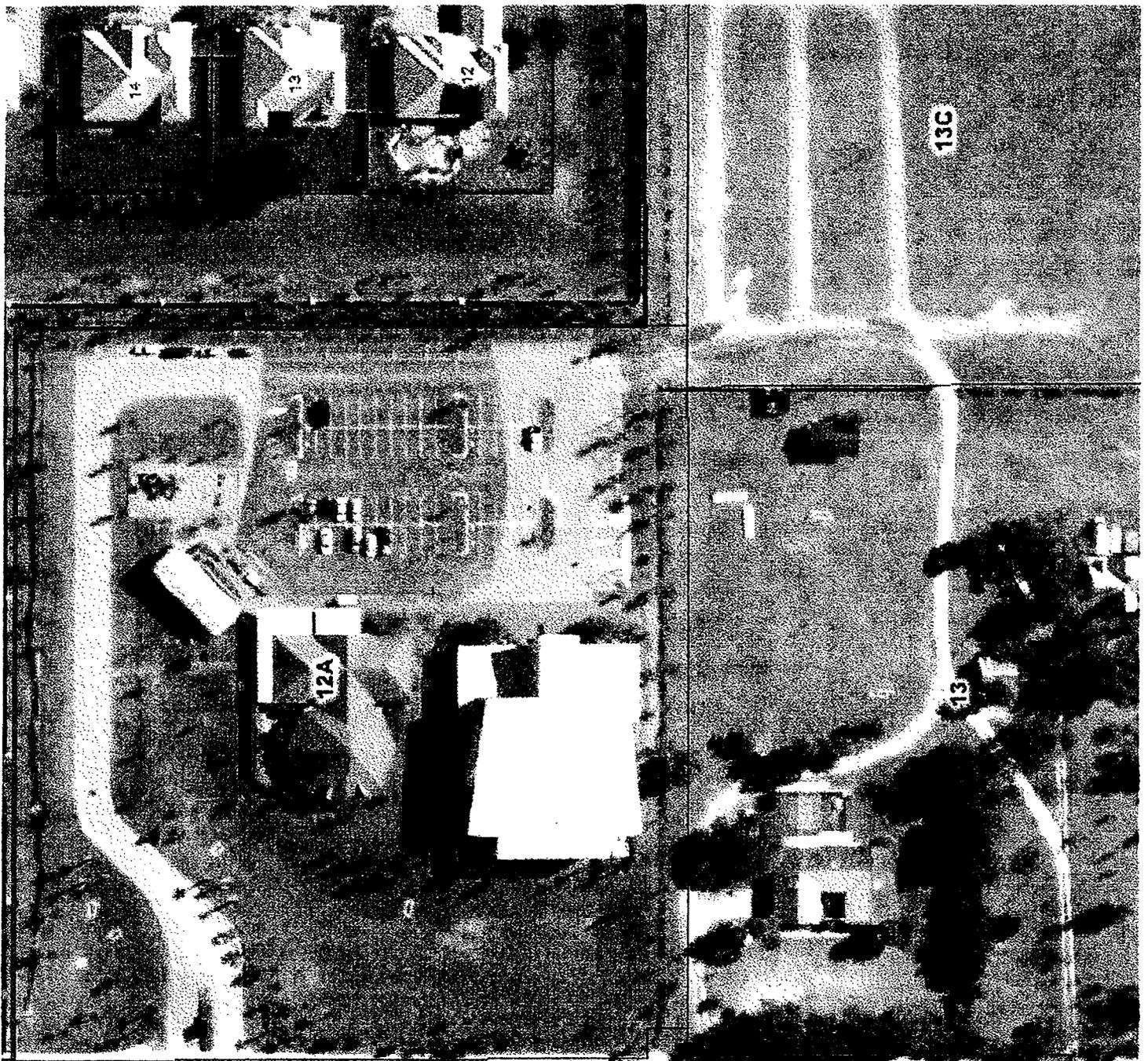
Michael J Nelson Church office - 407-324—0200, ext 7005  
Fax 407-324-0808  
Cell 407-760-8688

Thank you!

Michael J Nelson

1/8





ORANGE BLVD



## SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

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Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION  
1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED**

### PROJECT INFORMATION

PROPERTY APPRAISER ID #: 11-21-31-506-0000-0020  
*Attach list of all parcel ID numbers associated with the project site.*

NAME: Mr. John Frith, P.E.

COMPANY: Frith & Associates, Inc.

EMAIL ADDRESS (REQUIRED): jfrith@aol.com

ADDITIONAL EMAIL ADDRESS: \_\_\_\_\_

DAYTIME PHONE: ( 407 ) 363-0739 FAX NUMBER: ( 407 ) 363-2978

SUBJECT PROPERTY ADDRESS: 1708 Kennedy Point

# OF ACRES: 1.02 ac.

PROJECT NAME: Temporary Modular Building for The Dirt Group

PROPOSED USE:  Commercial/Retail  Industrial  Office  Mixed-Use  Residential

CURRENT ZONING: M-1 CURRENT USE: Storage Yard

REVIEW TYPE:  Site Plan  Subdivision:  Commercial  Single Family  
 Rezone *Current* \_\_\_\_\_ *Proposed* \_\_\_\_\_  
 Land Use Amendment *Current* \_\_\_\_\_ *Proposed* \_\_\_\_\_  
 Special Exception

**REQUIRED ATTACHMENTS:**

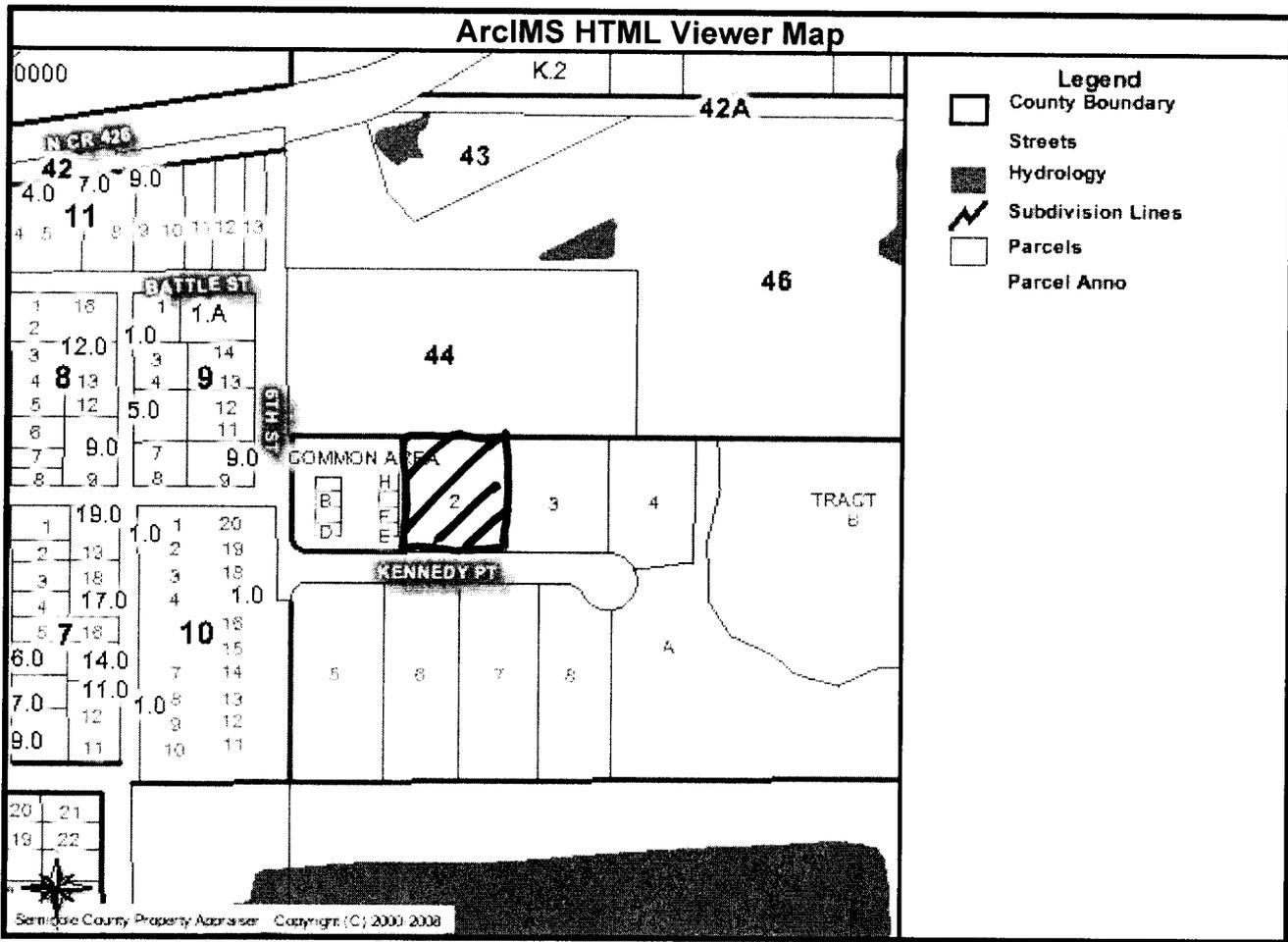
- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

\*\*\*\*\* THIS BOX FOR STAFF USE ONLY \*\*\*\*\*

PROJECT MANAGER: BMM w/ DGE RECEIVE DATE: \_\_\_\_\_ COMMENTS DUE: \_\_\_\_\_

- ATTACH PROPERTY APPRAISER DATA SHEET.
- PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:  
*(list project name and GUI number)*

09-80000062



**FRITH & ASSOCIATES, INC.**

**Civil Engineering & Land Planning**

8811 Great Cove Drive · Orlando, Florida 32819 · (407) 363-0739

July 2009

Re: Temporary Modular Building  
1708 Kennedy Point (Lot 2)  
Off Broadway Industrial Subdivision  
Oviedo, Florida

**Narrative**

The site is located at 1708 Kennedy Point (Lot 2) in the Off Broadway Industrial Subdivision in Oviedo, Florida. The 1.02 acre property is zoned M-1 Industrial.

The owner proposes to install a temporary 600 s.f. +/- Modular Building at the site with a 24' paved driveway and a paved handicap parking space. All other required parking spaces are to be gravel. This is to be a temporary office building with a sewage holding tank which will be pumped periodically as required. Water is to be provided by Seminole County Utilities. The remainder of the site is to be a gravel storage yard for construction equipment.

N 89° 29' 56" W 202.86'

10' REAR SETBACK

FENCE

GRAVEL AREA

GRAVEL AREA

219.63'

12' x 50' TEMPORARY MODULAR BLDG.

10' SIDE SETBACK

219.63'

N 00° 03' 04" E

LOT 2  
Zoning M-1

10' SIDE SETBACK

N 00° 03' 04" E

24' ASPHALT PAVEMENT

GRAVEL AREA

25' FRONT SETBACK

N 89° 29' 56" W 202.86'

WALK 0.1' OFF

5' CONC. SIDEWALK

EXIST. 2' MIAMI GUTTER

# KENNEDY POINT

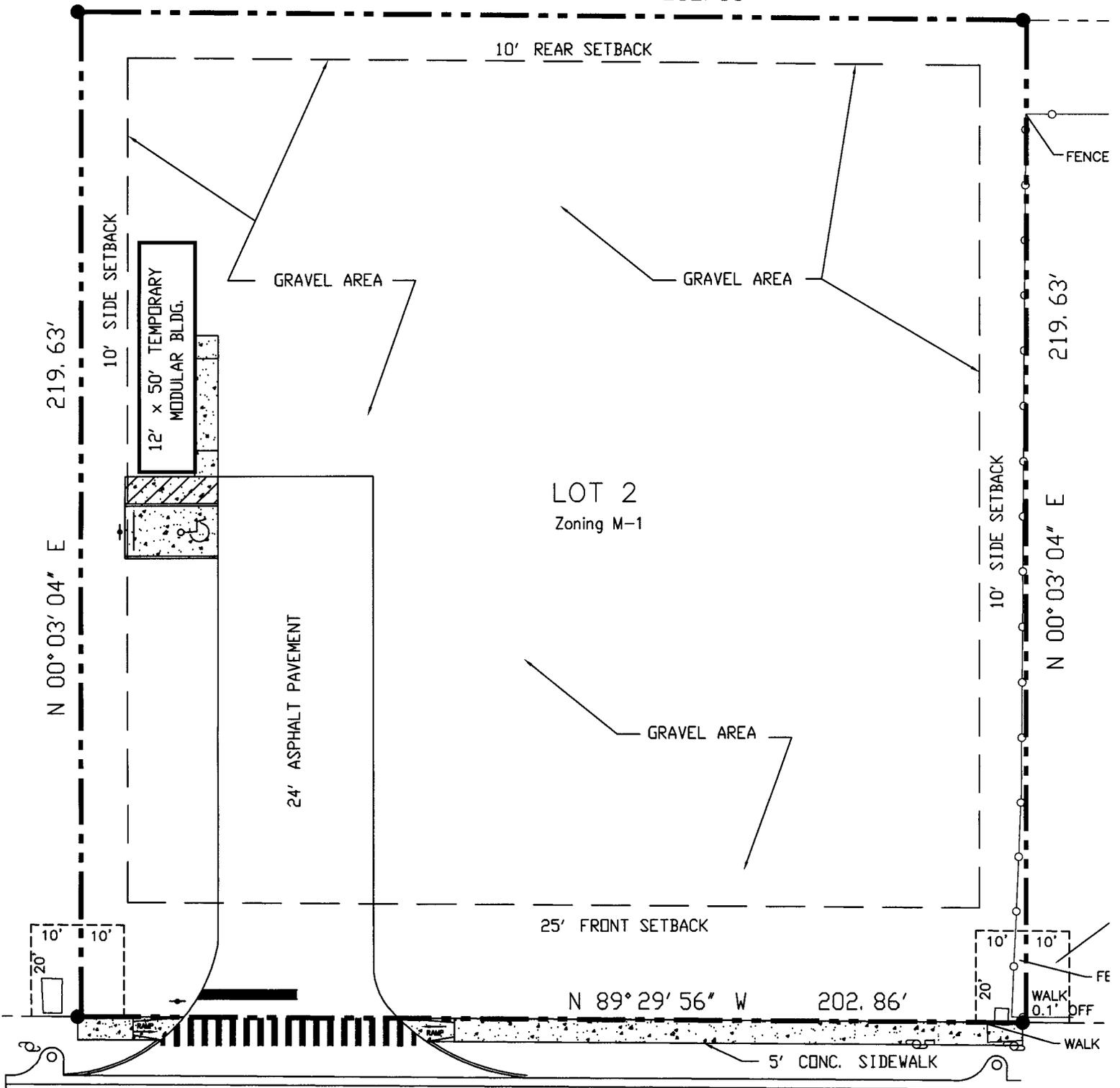
60' RIGHT OF WAY

SCS

SITE PLAN  
SCALE: 1" = 30'-0"



CONC. CURB



Bing Maps

My Notes

FREE! Use Bing 411 to find movies, businesses & more: 800-BING-411

**EXIST. CONDITIONS**



DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506		
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<p style="text-align: center;"><b>GENERAL</b></p> Parcel Id: 11-21-31-506-0000-0020 Owner: DIRT GROUP INC & Own/Addr: LENNON PROPERTIES LLC Mailing Address: 311 AULIN AVE STE 100 City,State,ZipCode: OVIEDO FL 32765 Property Address: 1708 KENNEDY PT Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 40-VAC INDUSTRIAL GENER	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: center;">VALUE SUMMARY</th> </tr> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: center;">\$199,940</td> <td style="text-align: center;">\$199,940</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: center;">\$199,940</td> <td style="text-align: center;">\$199,940</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: center;">\$199,940</td> <td style="text-align: center;">\$199,940</td> </tr> <tr> <td colspan="3" style="text-align: center;">Tax Estimator</td> </tr> </table>	VALUE SUMMARY			VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$199,940	\$199,940	Land Value Ag	\$0	\$0	Just/Market Value	\$199,940	\$199,940	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$199,940	\$199,940	Tax Estimator		
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2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$199,940	\$0	\$199,940
Schools	\$199,940	\$0	\$199,940
Fire	\$199,940	\$0	\$199,940
Road District	\$199,940	\$0	\$199,940
SJWM(Saint Johns Water Management)	\$199,940	\$0	\$199,940
County Bonds	\$199,940	\$0	\$199,940

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

<p style="text-align: center;"><b>SALES</b></p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Deed</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book</th> <th style="text-align: left;">Page</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Vac/Imp</th> <th style="text-align: left;">Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>06/2007</td> <td>06737</td> <td>1680</td> <td>\$210,000</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/2005</td> <td>05960</td> <td>0398</td> <td>\$385,000</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>12/2003</td> <td>05138</td> <td>0312</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>12/2003</td> <td>05138</td> <td>0310</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">Find Sales within this DOR Code</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	06/2007	06737	1680	\$210,000	Vacant	No	WARRANTY DEED	10/2005	05960	0398	\$385,000	Vacant	No	QUIT CLAIM DEED	12/2003	05138	0312	\$100	Vacant	No	QUIT CLAIM DEED	12/2003	05138	0310	\$100	Vacant	No	<p style="text-align: center;"><b>2008 VALUE SUMMARY</b></p> 2008 Tax Bill Amount: \$3,011 2008 Certified Taxable Value and Taxes DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS
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SQUARE FEET	0	0	44,431	4.50	\$199,940		

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
 \*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.