



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

PROJ. #: 22-8000172
PM: Jay
REC'D: 12.13.22

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME:	<u>Arbor School</u>		
PARCEL ID #(S):	<u>85-21-30-300-0400-0000</u>		
TOTAL ACREAGE:	<u>4.13</u>	<u>4.10</u>	BCC DISTRICT: <u>1-Dallari</u>
ZONING:	<u>A-1</u>	FUTURE LAND USE: <u>MDR</u>	

APPLICANT

NAME:	<u>Wendy Cox Blair</u>	COMPANY:	<u>Arbor School of Central Florida</u>	
ADDRESS:	<u>3929 Red Bug Lake Rd.</u>			
CITY:	<u>Casselberry</u>	STATE:	<u>FL</u>	ZIP: <u>32707</u>
PHONE:	<u>407 388 1808</u>	EMAIL:	<u>wendy.blair@arborschoolflorida.com</u>	

CONSULTANT

NAME:	COMPANY:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT

Brief description of proposed development: We would like to build a private school on the property

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

STAFF USE ONLY

COMMENTS DUE:	<u>12.22.22</u>	COM DOC DUE:	<u>12.28.22</u>	DRC MEETING:	<u>1.4.23</u>
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:					
ZONING:	<u>A-1</u>	FLU:	<u>MDR</u>	LOCATION: <u>SE of Bear Gulch Rd</u>	
W/S:	<u>Seminole County</u>	BCC:	<u>1-Dallari</u>	<u>+ Howell Branch Rd.</u>	

Revised Oct 2020

Agenda 12.29.22



December 12, 2022

Re: Parcel # 35-21-30-300-0400-0000

5215 Howell Branch Rd., Winter Park, FL 32792

The Arbor School of Central Florida is a non-profit private school that serves students with disabilities ages 5 -22. Arbor School was established in 2002 with 6 students. We are currently at 150 students on two sites in Winter Springs & Casselberry, both at physical capacity.

We have been searching for either property or a building to purchase that would allow us to house our current and future enrollment. We feel that the above property would be ideal for our future home.

The property is ~4.1 acres and currently has 2 small older homes that are rented. If approved, Arbor School would like to do the following:

1. Phase 1 – 2023
 - a. Tear down the existing buildings
 - b. Place modular buildings on the site to house our high school program. These would include building 12 classrooms, offices, and restroom facilities. These buildings would be placed on the area labeled parking lot/open field.
 - c. Fence and gate the property
2. Phase 2 – 2025
 - a. Build a 2-story educational building of approximately 20,000 sq. ft. to house the high school/middle school programs
 - b. Remove the modular buildings
 - c. Complete the driveway work to add a driveway, parking lot, etc.
3. Phase 3 – 2026
 - a. Build a 2 story administrative building that would include administration offices on the first floor and additional classrooms, and meeting rooms on the 2nd floor
4. Phase 4 – 2027
 - a. Complete the building with a 2nd wing that would be a 2-story educational building of approximately 20,000 sq feet for classrooms and therapy rooms. This building would house VPK – 7th grade.
 - b. Add an accessible playground to a portion of the open field, leaving the rest for PE classes and other outside events.

As a school for special needs students, we do not have a need for sports fields as our students participate in Special Olympics, which hosts activities elsewhere. We also only need a little parking as most of our students do not drive.

The mission of The Arbor School is to provide an individualized educational, therapeutic, training and support experience to help people with disabilities achieve their full potential in life.

3929 Red Bug Lake Rd., Casselberry, FL 32707
1010 Spring Villas Pt, Winter Springs, FL 32707
407-388-1808
www.ArborSchoolFlorida.com



We are in a 75-day due diligence period for the purchase of the property. We would appreciate your guidance on whether this plan is doable on the property. We know that we would need a special exemption due to the A-1 zoning and future use of MDR.

Thank you very much.

A handwritten signature in black ink that reads "Wendy Cox Blair".

Wendy Cox Blair, MS

Executive Director

Arbor School of Central Florida

Wendy.blair@arborschoolflorida.com

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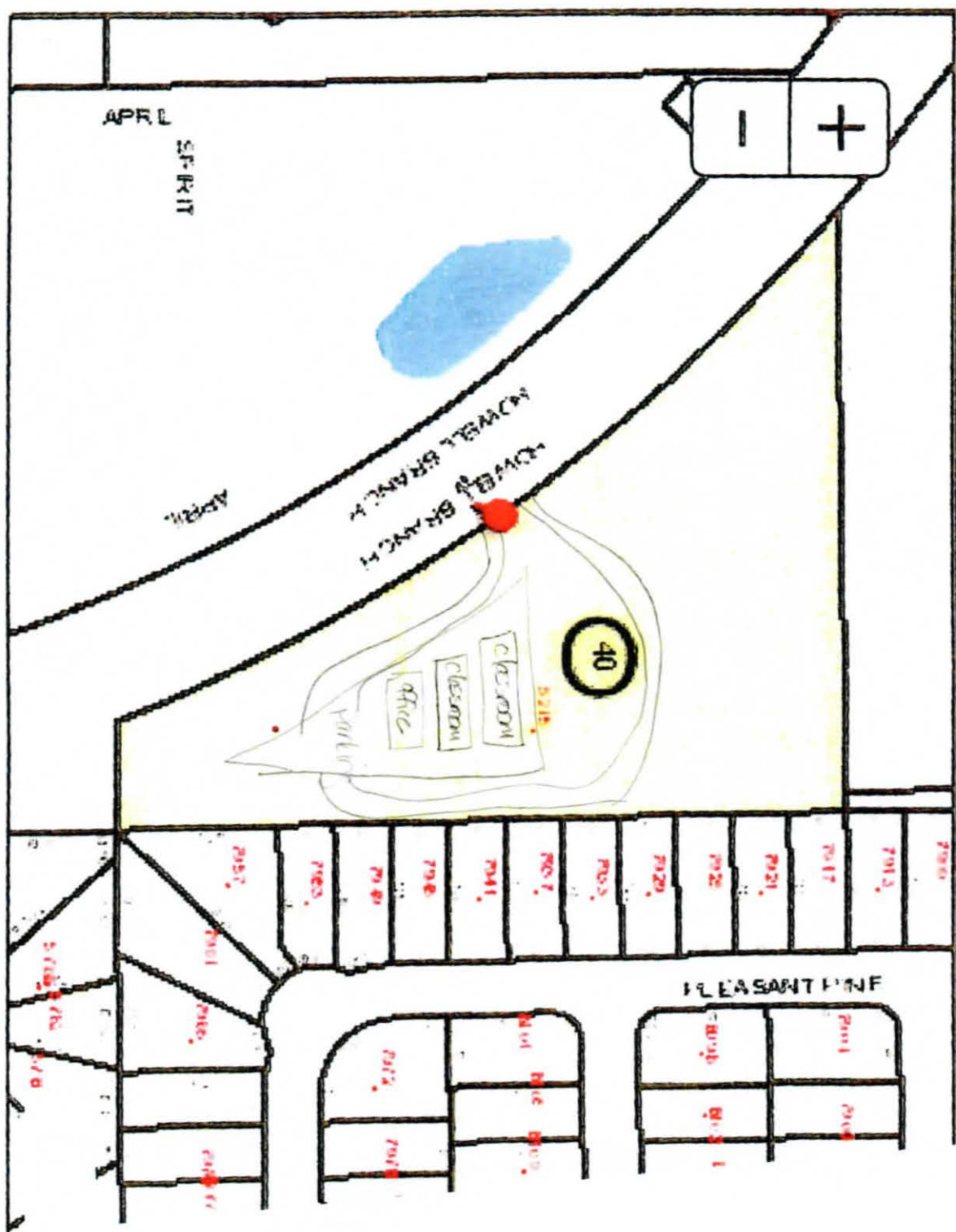
3929 Red Bug Lake Rd., Casselberry, FL 32707

1010 Spring Villas Pt, Winter Springs, FL 32707

407-388-1808

www.ArborSchoolFlorida.com

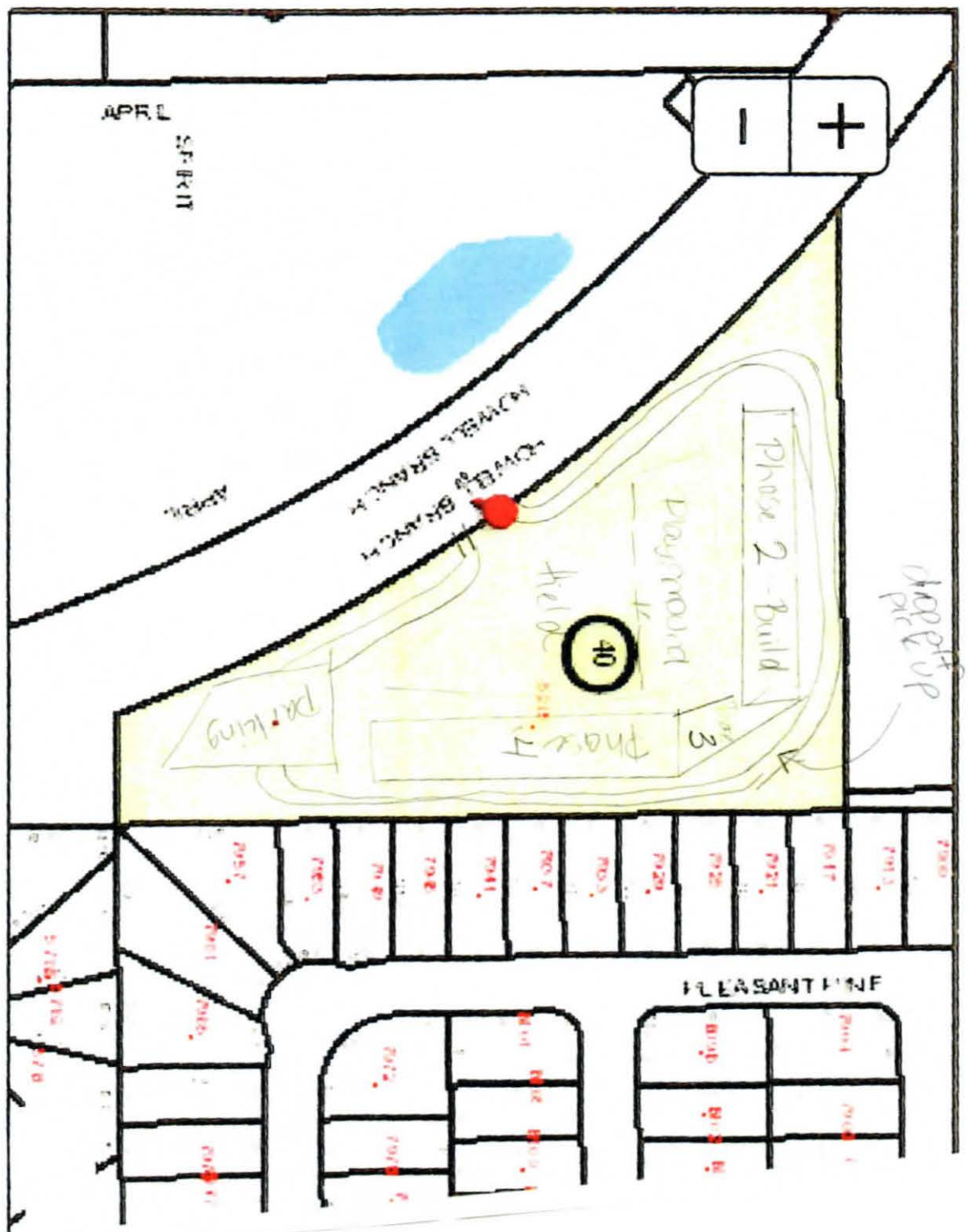
Phos



Phase 2 - 20,000 sq ft
High School

Phase 3 - 10,000 sq ft
(Administration)
Assembly

Phase 4 - 20,000 sq ft
Middle School +
Primary



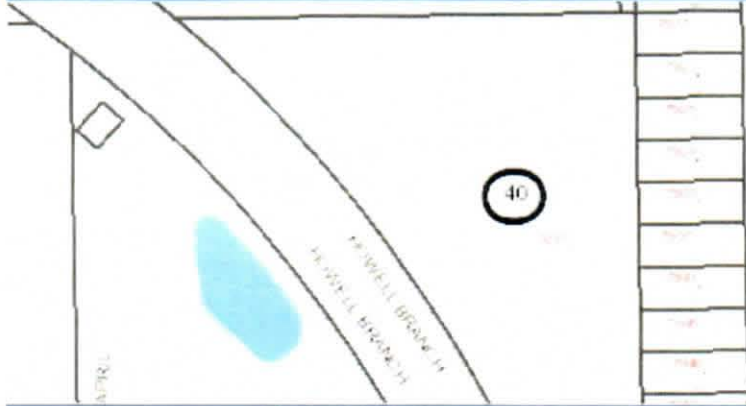
Property Record Card



Parcel 35-21-30-300-0400-0000

Property Address 5215 HOWELL BRANCH RD WINTER PARK, FL 32792

Parcel Location



Site View



Parcel Information

Parcel	35-21-30-300-0400-0000
Owner(s)	5215 HOWELL BRANCH LLC
Property Address	5215 HOWELL BRANCH RD WINTER PARK, FL 32792
Mailing	3942 HAYNES CIR CASSELBERRY, FL 32707-6361
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value	\$995	\$912
Depreciated EXFT Value		
Land Value (Market)	\$330,400	\$330,400
Land Value Ag		
Just/Market Value	\$331,395	\$331,312
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$331,395	\$331,312

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$4,442.26
2022 Tax Bill Amount	\$4,442.26

Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 21S RGE 30E
SE 1/4 OF NE 1/4 OF SE 1/4
LYING ELY OF HOWELL BRANCH RD

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$331,395	\$0	\$331,395
SJWM(Saint Johns Water Management)	\$331,395	\$0	\$331,395
FIRE	\$331,395	\$0	\$331,395
COUNTY GENERAL FUND	\$331,395	\$0	\$331,395
Schools	\$331,395	\$0	\$331,395

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/20/2022	10265	0596	\$100	No	Improved
TRUSTEE DEED	02/10/2022	10240	0063	\$100	No	Improved
ADMINISTRATIVE DEED	11/05/2021	10177	0688	\$100	No	Improved
PROBATE RECORDS	06/15/2021	09964	1369	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.13	\$100,000.00	\$330,400

Building Information

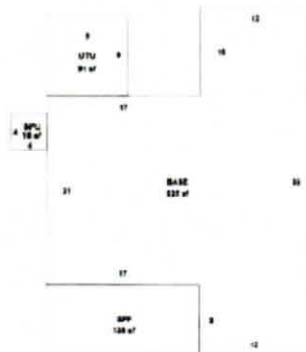
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	SINGLE FAMILY	1924	3	1.0	3	1,358	2,174	1,358	SIDING GRADE 3	\$640	\$1,600	<table><tr><th>Description</th><th>Area</th></tr><tr><td>SCREEN PORCH FINISHED</td><td>176.00</td></tr><tr><td>DETACHED GARAGE UNFINISHED</td><td>640.00</td></tr></table>	Description	Area	SCREEN PORCH FINISHED	176.00	DETACHED GARAGE UNFINISHED	640.00
Description	Area																	
SCREEN PORCH FINISHED	176.00																	
DETACHED GARAGE UNFINISHED	640.00																	



Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages								
2	SINGLE FAMILY	1935	2	1.0	3	825	1,058	825	SIDING GRADE 3	\$355	\$888	<table><tr><th>Description</th><th>Area</th></tr><tr><td>UTILITY UNFINISHED</td><td>81.00</td></tr><tr><td>SCREEN PORCH FINISHED</td><td>136.00</td></tr><tr><td>SCREEN PORCH UNFINISHED</td><td>16.00</td></tr></table>	Description	Area	UTILITY UNFINISHED	81.00	SCREEN PORCH FINISHED	136.00	SCREEN PORCH UNFINISHED	16.00
Description	Area																			
UTILITY UNFINISHED	81.00																			
SCREEN PORCH FINISHED	136.00																			
SCREEN PORCH UNFINISHED	16.00																			



Building 2 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05574	WELL; PAD PER PERMIT 5220 HOWELL BRANCH RD	County	\$0		8/1/1997
06903	6' HIGH WOOD FENCE; PAD PER PERMIT 5215 HOWELL BRANCH RD	County	\$795		10/1/1997

Extra Features

Description	Year Built	Units	Value	New Cost
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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
23.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	TUE	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	68

School Information

Elementary School District	Middle School District	High School District
Eastbrook	Tuskawilla	Lake Howell

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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 or call us at: (407) 665-7371.

Receipt Details

Date: 12/13/2022 5:10:32 PM
Project: 22-80000172
Credit Card Number: 43*****2705
Authorization Number: 099139
Transaction Number: 131222C29-D3759D3D-A0EE-4A71-9725-B08F2C94620D
Total Fees Paid: 52.50

Fees Paid

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