



PM: Hilary

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

PROJ. #: 24-80000129

Received: 10/30/24

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

### PROJECT

PROJECT NAME: SERENDIPITY SCHOOLS, LLC

PARCEL ID #(S): 23-21-30-300-0190-0000

TOTAL ACREAGE: ~~5.75~~ 5.22

BCC DISTRICT: 1

ZONING: A-1

FUTURE LAND USE: LDR

### APPLICANT

NAME: SERENDIPITY SCHOOLS, LLC

COMPANY: SERENDIPITY SCHOOLS, LLC

ADDRESS: 410 RIDGE ROAD

CITY: CASSELBERRY

STATE: FL

ZIP: 32730

PHONE: 407 223 4970

EMAIL: SERENDIPITYSCHOOLS@GMAIL.COM

### CONSULTANT

NAME: JOSEPH A. KOVECSES

COMPANY: LOWNDES

ADDRESS: 215 NORTH EOLA DRIVE

CITY: ORLANDO

STATE: FL

ZIP: 32801

PHONE: 407 418 6704

EMAIL: JOSEPH.KOVESES@LOWNDES-LAW.COM

JOSEPH.KOVECSES@LOWNDES-LAW.COM

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: PERMIT NEW PRE-SCHOOL IN EXISTING SCHOOL BUILDING

### STAFF USE ONLY

COMMENTS DUE: 11/8

COM DOC DUE: 11/14

DRC MEETING: 11/20

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

W/S: Seminole County

BCC: 1: Dallari

on the south side of Red Bug Lake Rd,  
west of Dodd Rd

Agenda: 11/15



To Whom it May Concern:

Serendipity Learning Center was established in 2017 in Seminole County as a locally owned private daycare/preschool located on the Cross Roads Church campus in Fern Park, Florida. Serendipity Learning Center is a for-profit business that provides daycare/nursery, preschool and before/after school services for children from "birth" (six weeks-old) through Elementary school age. Serendipity enjoys an excellent reputation with students, families and our local neighborhood.

At Serendipity Learning Center we strive to provide an inspiring and developmentally appropriate learning environment that allows children to express their creativity, explore their surroundings and learn while providing peace of mind to parents with regard to the care and safety of their children.

It is our intent, with the proposed Red Bug Lake Road location, to continue to provide this excellent level of service and expand our accessibility within the community. The proposed location is directly across from Red Bug Elementary School connected by an existing land bridge. Upon zoning approval, we would be utilizing the existing school buildings (approximately 12,933 SF) located on 2.2 +/- AC of the Tuskawilla United Methodist Church property.

We are open Monday through Friday 7:00 AM - 6:15 PM with parents dropping off children from 7:00 AM until about noon and picking up starting at noon through closing. Children in our Infants through VPK Programs range in age from six weeks through four years. Our before/after care and Camp Serendipity Kids Programs serve children from Kindergarten through fifth grade and we transport to and from area public Elementary Schools.

We anticipate DCF approval for a capacity of 250-299 students with a Fire Marshall-determined capacity for both buildings that will exceed DCF's SF ratio. We anticipate staffing to reach approximately 45 +/- with varying full and part-time shifts, typically from openers (6:45, 7:00, 8:00 AM through 3:00, 4:00 & 5:00 PM) to closers (8:30, 9:00, 11:30 & 12:00 through 4:30, 5:00, 5:45 & 6:30 PM)

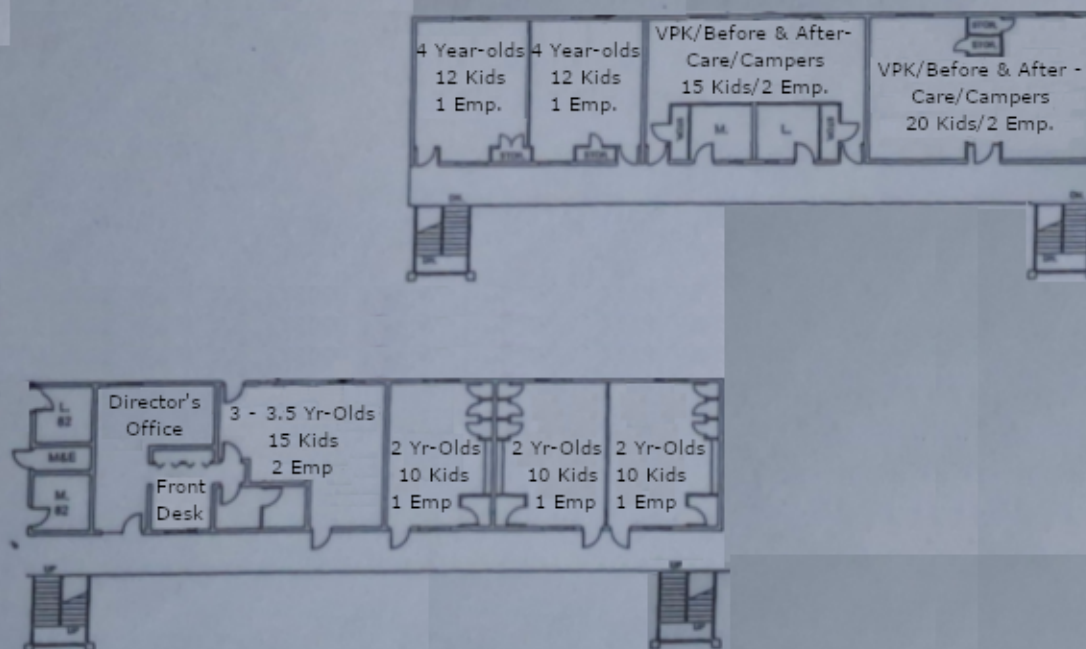
Thank You for Your Consideration.

Best Regards,

Steve Carta  
Owner/CEO  
Serendipity Schools LLC  
[MySerendipitySchool.com](http://MySerendipitySchool.com)  
407-223-4970

**Serendipity Learning Center**  
**3929 Red Bug Lake Road**  
**Casselberry, FL 32707**

**Proposed Layout**





## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On January 28, 2019, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 23 TWP 21S RGE 30E  
NW 1/4 OF W 1/2 OF NE 1/4  
OF SE 1/4 (LESS RD & E 15 FT OF N 15 FT)  
& BEG 20 FT N & 115 FT E OF INT SLY R/W  
RED BUG LAKE RD & E LI OF NW 1/4  
OF NE 1/4 OF SE 1/4 RUN S 35 FT W 115 FT  
S 114.55 FT E 291.17 FT N TO A PT W OF BEG E TO BEG

(The above described legal description has been provided to Seminole County by the Property Owner.)

### **A. FINDINGS OF FACT**

**Property Owner:** CHURCH TUSKAWILLA UNITED METHODIST INC  
3925 RED BUG LAKE ROAD  
CASSELBERRY, FL 32707

**Project Name:** ARBOR SCHOOL OF CENTRAL FLORIDA – SPECIAL EXCEPTION

#### **Development Approval:**

Request for a Special Exception for a private kindergarten, middle school, high school and nursery school in the A-1 (Agriculture) district.

The findings reflected in the record of the January 28, 2019, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

### **Order**

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee

ordinances, to the extent that such requirements are not inconsistent with this Development Order.

(3) The conditions upon this development approval are as follows:

- a. The Special Exception granted applies only to the private Special Needs School consisting of kindergarten, middle school, high school and nursery school as depicted on the Special Exception Site Plan.
- b. The layout of the proposed uses must be substantially consistent with that which is depicted on the Special Exception Site Plan, attached to the Development Order as Exhibit A.
- c. No building associated with the Special Exception may be increased without Board of Adjustment approval.
- d. Prior to the issuance of development permits, a Final Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
- e. Total enrollment shall not exceed 100 students ranging from ages five (5) to twenty-two (22) years old.
- f. Hours of operation will be from 8:30 a.m. to 3:30 p.m., Monday through Friday.
- g. The timing of drop-off will begin at 8:00 a.m. and pick up will begin at 3:30 p.m.
- h. The Applicant will be required to provide a traffic analysis as part of the Site Plan approval process. Improvements as warranted may change the layout of the site.
- i. Prior to the issuance of development permits, a Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
- j. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception, is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of Adjustment.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Rebecca Hammock, AICP  
Director of Development Services

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me and who executed the foregoing instrument.

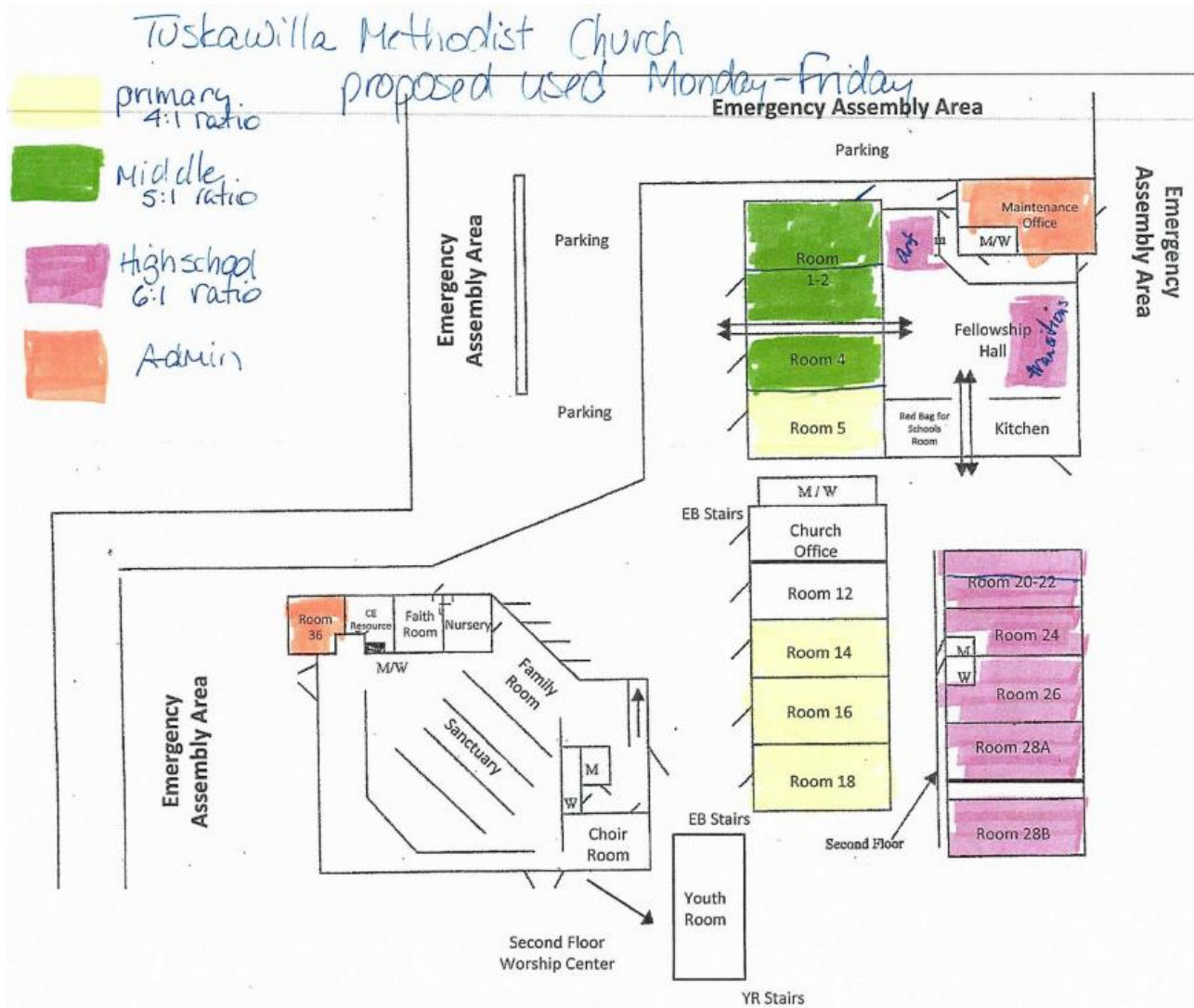
**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

Prepared by: Darren Ebersole, Planner  
1101 East First Street  
Sanford, Florida 32771



## EXHIBIT A



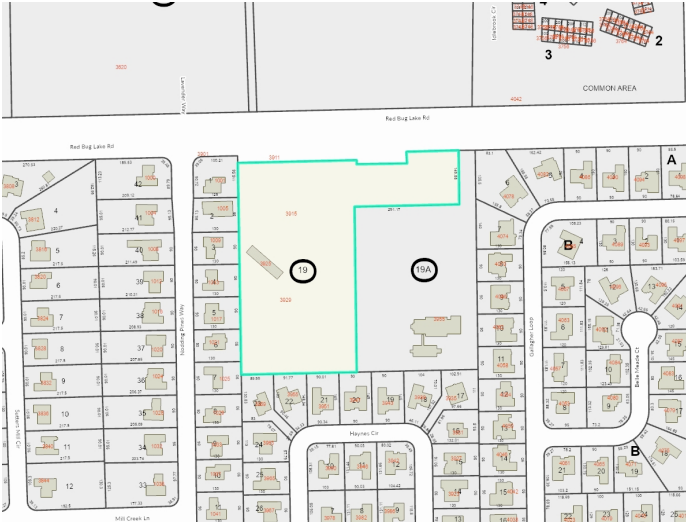


# Property Record CardA



Parcel: 23-21-30-300-0190-0000  
 Property Address: 3925 RED BUG LAKE RD CASSELBERRY, FL 32707  
 Owners: TUSKAWILLA UNITED METHODIST CHURCH INC  
 2025 Market Value \$2,987,687 Assessed Value \$2,987,687  
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$38,626.70  
 Churches property w/1st Building size of 7,005 SF and a lot size of 5.22 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	23-21-30-300-0190-0000
Property Address	
Mailing Address	3925 RED BUG LAKE RD CASSELBERRY, FL 32707-5501
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	

## Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$2,325,668	\$2,262,900
Depreciated Other Features	\$11,930	\$11,282
Land Value (Market)	\$650,089	\$650,089
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,987,687	\$2,924,271
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	\$2,987,687	\$2,924,271

## 2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$38,626.70
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$38,626.70

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)A

Name - Ownership Type

TUSKAWILLA UNITED METHODIST CHURCH INC

## Legal DescriptionA

SEC 23 TWP 21S RGE 30E  
NW 1/4 OF W 1/2 OF NE 1/4  
OF SE 1/4 (LESS RD & E 15 FT OF N 15 FT)  
& BEG 20 FT N & 115 FT E OF INT SLY R/W  
RED BUG LAKE RD & E LI OF NW 1/4  
OF NE 1/4 OF SE 1/4 RUN S 35 FT W 115 FT S  
114.55 FT E 291.17 FT N TO A PT W OF BEG E  
TO BEG

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,987,687	\$2,987,687	\$0
Schools	\$2,987,687	\$2,987,687	\$0
FIRE	\$2,987,687	\$2,987,687	\$0
ROAD DISTRICT	\$2,987,687	\$2,987,687	\$0
SJWM(Saint Johns Water Management)	\$2,987,687	\$2,987,687	\$0

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/1982	\$100	01387/1118	Vacant	No

## LandA

Units	Rate	Assessed	Market
5.75 Acres	\$113,000/Acre	\$650,089	\$650,089

## Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1982
Bed	
Bath	
Fixtures	0
Base Area (ft²)	7005
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,033,084
Assessed	\$532,038

Building 1

\* Year Built = Actual / Effective

## AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	2802

### Building InformationA

#	2
Use	MASONRY PILASTER .
Year Built*	1987
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5928
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$765,454
Assessed	\$445,877

Building 2

\* Year Built = Actual / Effective

## AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	1020

### Building InformationA

#	3
Use	MASONRY PILASTER .
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft²)	14722
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,884,969
Assessed	\$1,347,753

Building 3

\* Year Built = Actual / Effective



PermitsA				
Permit #	Description	Value	CO Date	Permit Date
04888	3925 RED BUG LAKE RD: HOOD SYSTEM NFPA 96	\$1,893		4/20/2022
18550	3925 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-church	\$5,675		1/5/2021
02470	3925 RED BUG LAKE RD: MECHANICAL - COMMERCIAL-	\$4,885		2/24/2020
14672	3925 RED BUG LAKE RD: FENCE/WALL COMMERCIAL-	\$4,892		12/26/2019
12169	FIRE ALARM	\$4,450		9/6/2017
9828	MECHANICAL	\$85,061		7/19/2017
7612	MECHANICAL	\$43,350		6/7/2017
03272	REROOF	\$29,900		3/15/2017
11678	REPLACE FIRE ALARM SYSTEM, IN THE SANCTUARY, DUE TO LIGHTNING DAMAGE - 3915 RED BUG LAKE RD	\$17,575		10/10/2016
08765	MECHANICAL	\$5,865		9/4/2014
06614	10' X 12' SHED	\$1,944		8/6/2013
00579	REROOF	\$30,480		1/28/2013
09513	FIRE ALARM SYSTEM INSTALLATION	\$2,400		12/27/2012
08064	CHANGEOUT READER BOARD SIGN	\$35,000		10/13/2011
07191	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 3915 RED BUG LAKE RD	\$1,200		9/13/2010
05696	RELOCATE SERVICE FOR PRIMARY FEEDER	\$1,500		7/19/2010
07055	INSTALL 170 X 6 CHAIN-LINK	\$1,500		8/1/1999
06720	INSTALL FIRE SPRINKLER SYSTEM	\$16,440		8/1/1999
06333	600 X 6 CHAIN-LINK FENCE	\$2,450		7/1/1999
03551	PAD PER PERMIT 3915 RED BUG LAKE RD	\$1,250,000	2/16/2000	4/1/1999
03360	FIRE ALARM; PAD PER PERMIT 3915 RED BUG LAKE RD	\$12,500		4/1/1999
02048	CHURCH FOUNDATION ONLY; PAD PER PERMIT 3915 RED BUG LAKE RD	\$20,000		3/1/1999
07408	ADD FIRE ALARM; PAD PER PERMIT 2013 LAKE DR	\$1,500		11/1/1997
00935	TIE ANSUL INTO EXISTING ALARM	\$200		2/1/1996
07489	SUPPRESSION SYS-UNITED METHOD	\$950		11/1/1995
07490	CHURCH- HOOD SYSTEM	\$5,100		11/1/1995
03803	CHURCH KITCHEN REMODEL	\$8,000	4/29/1996	6/1/1995

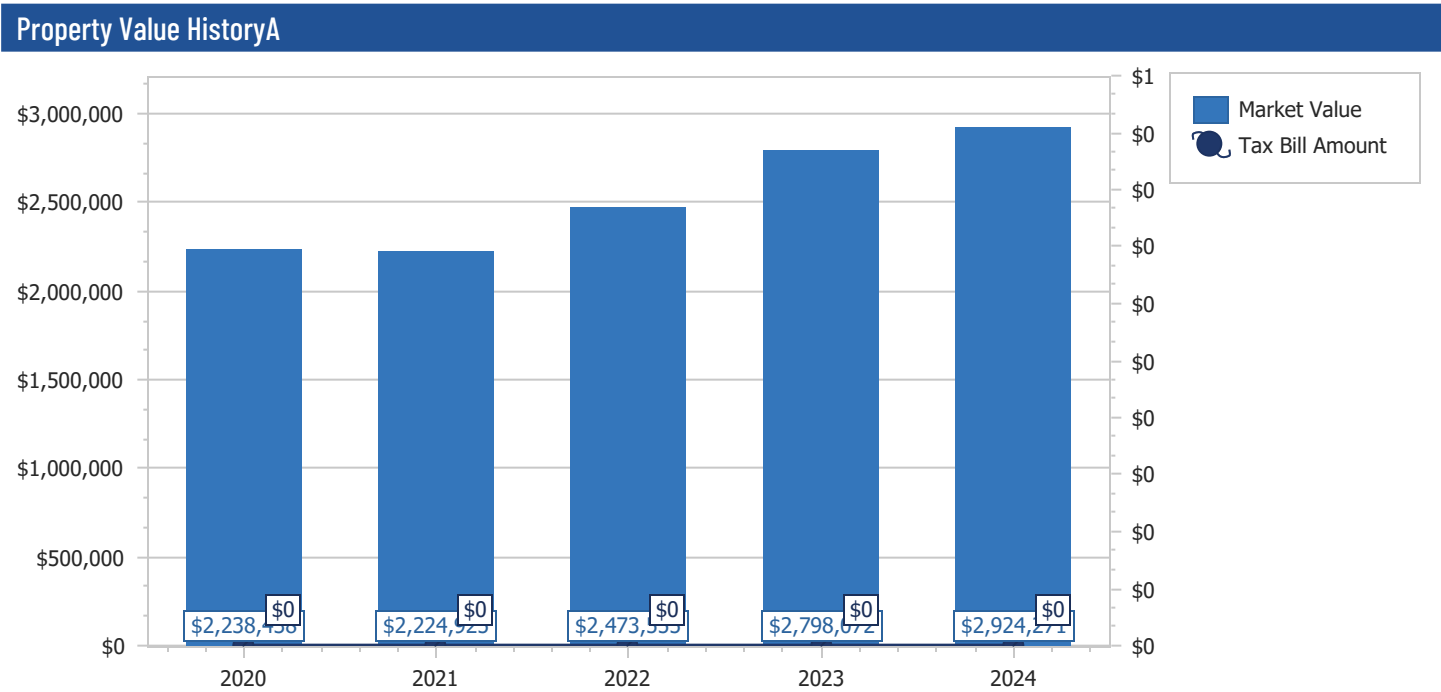
Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1982	10000	\$25,500	\$10,200
WALKS CONC COMM	1982	795	\$4,325	\$1,730

ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 66

UtilitiesA	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	





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

**Receipt Details**

**Date:** 10/31/2024 12:09:39 PM  
**Project:** 24-80000129  
**Credit Card Number:** 52\*\*\*\*\*2680  
**Authorization Number:** 03156P  
**Transaction Number:** 311024O10-8676EB78-E89F-4571-8241-584C1BAF7300  
**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