



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

PROJ. #: 24-8000066  
 PM: Kaitlyn  
 REC'D: 5/16/24  
 Paid: 5/17/24

## 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: The Jupiter School	
PARCEL ID #(S): 20-21-31-5CB-0000-0080	
TOTAL ACREAGE: 1.69 AC	BCC DISTRICT:
ZONING: RP	FUTURE LAND USE:

### APPLICANT

NAME: Amit Ghosh	COMPANY: The Jupiter School	
ADDRESS: 4767 New Broad Street		
CITY: Orlando	STATE: FL	ZIP: 32814
PHONE: 407-756-2994	EMAIL: amitghosh32801@gmail.com	

### CONSULTANT

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

### PROPOSED DEVELOPMENT

Brief description of proposed development: 11,000SF Childcare Facility for ages 6 weeks to 5 years old (VPK)

SUBDIVISION   
  LAND USE AMENDMENT   
  REZONE   
  SITE PLAN   
  SPECIAL EXCEPTION  
PD Zoning Requested

### STAFF USE ONLY

COMMENTS DUE:	COM DOC DUE:	DRC MEETING:
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <b>RP</b>	FLU: <b>MDR</b>	LOCATION: <b>on the west side of Church St, south of Chapman Rd</b>
W/S: <b>Seminole County</b>	BCC: <b>1: Dallari</b>	

## Detailed Narrative

Parcel ID: 20-21-31-5CB-0000-0080

Proposed Location: The Jupiter School

### Narrative:

With a surge of new housing in the City of Oviedo, there is a strong demand for additional childcare in this market. The Jupiter School would be an ideal fit in Oviedo. Founded in 2018 in South Downtown Orlando (SoDo), The Jupiter School has an excellent reputation and is widely regarded as one of the finest preschools in Orlando. This school is Apple accredited, which is a national accreditation program that recognizes early learning centers which operates high quality programs.

The plan is to build a second location of The Jupiter School on this location. The proposed building will be approximately 11,000 square feet with a 5,000 square feet playground area. With a facility of this size, we will be able to have a childcare capacity of approximately 220 students. 30-40 parking spaces will be needed to accommodate this capacity. At capacity, the school anticipates employing at least 25 full time teachers.

We respectfully request a zoning change to accommodate this childcare center to Zoning Type PD.





# Property Record Card



**Parcel** 20-21-31-5CB-0000-0080

**Property Address** OVIEDO, FL 32765

## Parcel Location



## Site View

Sorry, No Image Available at this Time

## Parcel Information

<b>Parcel</b>	20-21-31-5CB-0000-0080
<b>Owner(s)</b>	LOG CABIN PROPERTIES LLC
<b>Property Address</b>	OVIEDO, FL 32765
<b>Mailing</b>	702 GLADWIN AVE FERN PARK, FL 32730-2004
<b>Subdivision Name</b>	SLAVIA FARMS
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	10-VAC GENERAL-COMMERCIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Building Value</b>		
<b>Depreciated Other Features</b>		
<b>Land Value (Market)</b>	\$756,548	\$756,548
<b>Land Value Agriculture</b>		
<b>Just/Market Value</b>	\$756,548	\$756,548
<b>Portability Adjustment</b>		
<b>Save Our Homes Adjustment</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$92,855	\$153,191
<b>P&amp;G Adjustment</b>	\$0	\$0
<b>Assessed Value</b>	\$663,693	\$603,357

## 2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$10,068.14** 2023 Tax Savings with Non-Hx Cap **\$1,214.80**  
 2023 Tax Bill Amount **\$8,853.34**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

PT OF LOT 8 & LOT F DESC AS BEG NE COR LOT 8 RUN S 74 FT W 558.39 FT N 23 DEG 20 MIN 54 SEC E 155.28 FT E 495.1 FT S 69.01 FT TO BEG SLAVIA FARMS  
 PB 6 PG 97

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$663,693	\$0	\$663,693
SJWM(Saint Johns Water Management)	\$663,693	\$0	\$663,693
FIRE	\$663,693	\$0	\$663,693
COUNTY GENERAL FUND	\$663,693	\$0	\$663,693
Schools	\$756,548	\$0	\$756,548

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	12/01/2004	05548	1960	\$332,900	No	Vacant
SPECIAL WARRANTY DEED	08/01/2001	04152	1166	\$100	No	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			72745	\$10.40	\$756,548

## Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
07629	SFR DEMOLITION	County	\$0		9/1/1999

## Other Features

Description	Year Built	Units	Value	New Cost
-------------	------------	-------	-------	----------

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
RP	Medium Density Residential	MDR	Residential Professional

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	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 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	75

## School Information

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

Copyright 2024 © Seminole County Property Appraiser



**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:** 5/17/2024 1:30:42 PM  
**Project:** 24-80000066  
**Credit Card Number:** 47\*\*\*\*\*6379  
**Authorization Number:** 113004  
**Transaction Number:** 170524C29-5CA597F8-A0C1-4593-977E-5A2C84EFDCE5  
**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