



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

PROJ. #: 23-8000056

PM: Kathy

REC'D: 4/14/23

## 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: Creative World School at Balmy Beach

PARCEL ID #(S): 07-21-29-524-0000-0050

TOTAL ACREAGE: 1.57

BCC DISTRICT:

ZONING: Balmy Beach Marketplace PD

FUTURE LAND USE: COM

#### APPLICANT

NAME: Greg Michael, VP

COMPANY: Creative World Schools Franchising Co, Inc.

ADDRESS:

CITY:

STATE:

ZIP:

PHONE: 561-755-3635

EMAIL: gregm@creativeworldschool.com

#### CONSULTANT

NAME: Jay M. Gill, P.E.

COMPANY: Planeng, Inc.

ADDRESS: 501 Fitzgerald Street

CITY: Pensacola

STATE:

FL

ZIP: 32505

PHONE: 850-444-9493

EMAIL: jay@planeng.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed 10,000 sq.ft. GFA daycare facility

SUBDIVISION     LAND USE AMENDMENT     REZONE     SITE PLAN     SPECIAL EXCEPTION

#### STAFF USE ONLY

COMMENTS DUE: 4/21/23

COM DOC DUE: 4/28/23

DRC MEETING: 5/3/23

PROPERTY APPRAISER SHEET     PRIOR REVIEWS:

ZONING: PD

FLU: COM

LOCATION: South of E SR 436 and West of Balmy Beach Dr

W/S: Seminole County

BCC: 3- Constantine

April 14, 2023

**Plan Desk**

Seminole County Development Services / Planning and Development  
1101 East First Street Room 2028  
Sanford, FL 32771

RE: Creative World School at Balmy Beach  
SW Corner of CR532 and Heritage Pass Rd.

Dear Plan Desk Staff,

The developer is proposing a new Creative World School daycare facility at an outparcel (Lot 5) of the existing Neighborhood Walmart located at the SWC of E. Semoran Blvd. and Balmy Beach Drive. Details follow:

- Lot size = 1.58 acres
- Existing use = vacant
- Proposed use = Daycare
- Proposed Building size = 10,028 sq.ft. GFA
- Existing zoning = Balmy Beach Marketplace PD
- Future Land Use = COM
- Required parking = 22 spaces
- Proposed parking = 38 spaces

We respectfully request a pre-application meeting to be scheduled at your earliest convenience for this project.

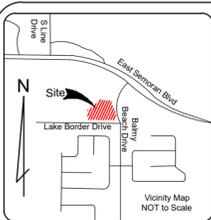
Sincerely,

**Planeng, Inc.**



Jay M. Gill, P.E.  
Senior Engineer

[2023-0218SEMcom Narrative for presub 2023-0414.doc](#)



**C9**  
 R= 535.00'(P)  
 L= 118.41'(P)  
 Δ= 12°40'51"(P)  
 Chord Bearing=  
 S 16°42'52" E 118.17'(P)  
 S 16°54'42" E 118.26'(M)

**C10**  
 R= 565.00'(P)  
 L= 93.77'(P)  
 Δ= 09°30'32"(P)  
 Chord Bearing=  
 S 18°18'02" E 93.66'(P)  
 S 18°18'22" E 93.92'(M)

**C17**  
 R= 60.10'(P)  
 L= 30.52'(P)  
 Δ= 29°05'39"(P)  
 Chord Bearing=  
 S 83°21'46" E 30.19'(P)  
 S 83°37'36" E 30.07'(M)

**C18**  
 R= 168.50'(P)  
 L= 89.89'(P)  
 Δ= 30°33'58"(P)  
 Chord Bearing=  
 S 82°37'37" E 88.83'(P)  
 S 82°45'52" E 88.84'(M)

**C19**  
 R= 28.50'(P)  
 L= 33.46'(P)  
 Δ= 67°16'18"(P)  
 Chord Bearing=  
 N 79°01'13" E 31.57'(P)  
 N 79°20'31" E 31.32'(M)

**C21**  
 R= 46.50'(P)  
 L= 36.52'(P)  
 Δ= 44°59'39"(P)  
 Chord Bearing=  
 N 67°52'54" E 35.59'(P)  
 N 67°39'22" E 35.49'(M)

**C23**  
 R= 45.00'(P)  
 L= 58.65'(P)  
 Δ= 74°40'53"(P)  
 Chord Bearing=  
 S 53°10'59" W 54.59'(P)  
 S 53°07'52" W 54.57'(M)

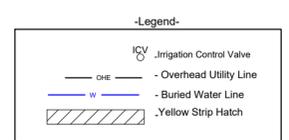


Schedule B-II (Exceptions)  
 Issued by: First American Title Insurance Company  
 File No.: 17-13083  
 Issuing Agent: GRS Title Services, LLC  
 Effective Date: April 24, 2017 @ 8:00 AM

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form: None Provided At Time Of Survey.
- Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable. Not A Survey Matter.
- Standard Exceptions:
  - Rights or claims of parties in possession not shown by the public records. None Provided At Time Of Survey.
  - Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. Not A Survey Matter.
  - Taxes or assessments which are not shown as existing liens in the public records. None Provided At Time Of Survey.
- Utility easement and other matters as contained on the Plat of BALMY BEACH MARKETPLACE, according to the Plat thereof, as recorded in Plat Book 85, Pages 1, 2 and 3, of the Public Records of Seminole County, Florida. Affects Property As Shown.
- Easement Agreement by and between Embargo Florida, Inc., d/b/a CenturyLink, a Florida corporation, and Sarlando Utilities Corp., a Florida corporation, recorded August 15, 2013 in Official Records Book 8103, Page 715, of the Public Records of Seminole County, Florida, and shown on survey. Affects Property As Shown.
- Conditional Utility Agreement for Water, Wastewater or Reclaimed Water Services by and between Seminole County, a political subdivision of the State of Florida, and Taurus CD 186 Balm Beach FL LP, a Delaware limited partnership, recorded October 28, 2016 in Official Records Book 8793, Page 1274, of the Public Records of Seminole County, Florida. Affects Property, Blanket In Nature, Not Plottable.
- Covenants, conditions and easements, which include provisions for a private charge or assessments, as set forth in Easements with Covenants and Restrictions Affecting the Land by and between Wal-Mart Stores East, LP, a Delaware limited partnership, and Taurus CD 186 Balm Beach FL LP, a Delaware limited partnership, recorded October 11, 2017 in Official Records Book 9004, Page 391, of the Public Records of Seminole County, Florida. Affects Property, Blanket In Nature, Not Plottable.
- Seminole County Development Order 19-20500002 recorded June 20, 2019 in Official Records Book 9378, Page 695, of the Public Records of Seminole County, Florida. Affects Property, Blanket In Nature, Not Plottable.
- Balm Beach Marketplace PD Developer's Commitment Agreement Commitments, Classifications and District Description recorded December 26, 2019 in Official Records Book 9506, Page 1016, of the Public Records of Seminole County, Florida. Affects Property, Blanket In Nature, Not Plottable.
- The following matters as disclosed by survey prepared by for Michael W. Solitor for Republic National, surveyors, under Job No. 210436, field dated May 5, 2021 and dated June 2, 2021:
  - Drainage retention basins for Border Drive are on and over the Southern part of Lot 5. Shown Hereon.
  - Water line, overhead utility line, electric lines and sanitary drainage lines located throughout the property with the benefit of easements. Shown Hereon.

**Benchmark Information-**  
**Seminole County Datum**  
 Benchmark Designation: GPS 0318  
 Benchmark Elevation: 96.176'  
 (Elevations are based upon NAVD 88 Datum)

**Site Benchmark Information-**  
 Elevation: **#1**  
 Set Nail & Disk "LB 7623" on Curb  
 115.87'  
 Elevation: **#2**  
 Set Nail & Disk "LB 7623" in Drop Inlet  
 110.41'  
 Elevation: **#3**  
 Set Nail & Disk "LB 7623" in Asphalt  
 108.69'  
 Elevation: **#4**  
 Set Nail & Disk "LB 7623" in Asphalt  
 107.95'



**ALTA/NSPS Land Title Survey**  
**Boundary Survey**  
**Legal Description:**  
**LOT 5, BALMY BEACH MARKETPLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 1 THROUGH 3, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.**  
**Flood Disclaimer:**  
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 2009-09-25.

Gross Land Area: 68,646 Square Feet ± or 1.57 Acres ±.  
 Setback Requirements: Front: 25', Side: 25', Rear: 15'.  
 Zoning: PD  
 Square footage of Buildings: N/A (Vacant)  
 Parking Space Size: (Standard) 00 Parking Stalls found at time of Survey (Handicap) 00 Parking Stalls found at time of Survey  
 In the process of conducting the fieldwork, no evidence of recent street or sidewalk construction or repairs were observed.  
 In the process of conducting the fieldwork, no evidence of any water features were observed.  
 In the process of conducting the fieldwork, no evidence of any water features were observed.  
 In the process of conducting the fieldwork, no evidence of wetland delineation markers were observed.  
 Vehicular Access to Subject Property is provided by: **Pemberton Drive**

Revisions	Field Date: 03/15/23	Date Completed: 03/24/23
	Drawn By: SP	File Number: IS-115395

Legend	
C	- Calculated
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
E	- Easement
E.M.A.	- Emergency
FE	- Management Agency
FFE	- Finished Floor Elevation
Find	- Found
L	- Length (Arc)
L	- Lot
M	- Measured
N&D	- Nail & Disk
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
W	- Wood Fence
PC	- Point of Curvature
P	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad	- Radial
R&C	- Rebar & Cap
Rec	- Recovered
Rfd	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
○	- Chain Link Fence

**Notes-**  
 Survey is Based upon the Legal Description Supplied by Client.  
 Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.  
 Subject to any Easements and/or Restrictions of Record.  
 Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "TS".  
 Building Ties are NOT to be used to reconstruct Property Lines.  
 Fence Ownership is NOT determined.  
 Root Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.  
 Septic Tanks and/or Dranfield locations are approximate and MUST be verified by appropriate Utility Location Companies.  
 Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constituted to give ANY Rights or Benefits to Anyone Other than those Certified.  
 Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

**ALTA/NSPS CERTIFICATION**  
 Certified to:  
 BRYAN KASKY, MTL MANAGEMENT SOLUTIONS LLC, RICHARD G. COKER, JR., P.A.; COMMONWEALTH LAND TITLE INSURANCE COMPANY  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, as amended by Items 2, 3, 4, 5(B), 7(a), 7(b)(1), 8, 9, 11(a), 13, 15, and 16 of the ALTA/NSPS Land Title Surveying Manual, 11th Edition, 2021.  
 The fieldwork was completed on 03/15/2023.  
 Date of Plat or Map: 03/24/2023  
 Patrick K. Ireland, PRM 6637  
 LBB 7623  
 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

**Ireland & Associates Surveying, Inc.**  
 800 Currency Circle Suite 1020  
 Lake Mary, Florida 32746  
 www.irelandsurveying.com  
 Office: 407.678.3366  
 Fax: 407.320.8165



PLANNING INC

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# Property Record Card



Parcel 07-21-29-524-0000-0050

Property Address

## Parcel Location

## Site View



Sorry, No Image Available at this Time

## Parcel Information

## Value Summary

<b>Parcel</b>	07-21-29-524-0000-0050	<b>2023 Working Values</b>	<b>2022 Certified Values</b>
<b>Owner(s)</b>	TAURUS CD 186 BALMY BEACH FL LP	<b>Valuation Method</b>	Cost/Market
<b>Property Address</b>		<b>Number of Buildings</b>	0
<b>Mailing</b>	610 N WYMORE RD #200 MAITLAND, FL 32751	<b>Depreciated Bldg Value</b>	0
<b>Subdivision Name</b>	BALMY BEACH MARKETPLACE	<b>Depreciated EXFT Value</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1	<b>Land Value (Market)</b>	\$623,267
<b>DOR Use Code</b>	10-VAC GENERAL-COMMERCIAL	<b>Land Value Ag</b>	
<b>Exemptions</b>	None	<b>Just/Market Value</b>	\$623,267
<b>AG Classification</b>	No	<b>Portability Adj</b>	
		<b>Save Our Homes Adj</b>	\$0
		<b>Amendment 1 Adj</b>	\$0
		<b>P&amp;G Adj</b>	\$0
		<b>Assessed Value</b>	\$623,267
			\$598,118

## 2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$8,037.86**    **2022 Tax Savings with Exemptions** **\$10.81**  
 2022 Tax Bill Amount **\$8,027.05**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 5 BALMY BEACH MARKETPLACE PB {85} PGS {1-3}

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$623,267	\$0	\$623,267
SJWM(Saint Johns Water Management)	\$623,267	\$0	\$623,267
FIRE	\$623,267	\$0	\$623,267
COUNTY GENERAL FUND	\$623,267	\$0	\$623,267
Schools	\$623,267	\$0	\$623,267

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
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## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			67968	\$9.17	\$623,267

## Building Information

### Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Value	New Cost
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## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Commercial	COM	Planned Development

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 30 - Susan Plasencia	Dist 9 - Jason Brodeur	38

## School Information

Elementary School District	Middle School District	High School District
Bear Lake	Teague	Lake Brantley

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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:** 4/14/2023 10:12:43 AM  
**Project:** 23-80000056  
**Credit Card Number:** 41\*\*\*\*\*4249  
**Authorization Number:** 07307G  
**Transaction Number:** 140423C18-25F78365-BAB3-4EFA-B16E-2B2B0D777A1B  
**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