



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

PROJ. #: 24-80000014
 PM: Joy
 REC'D: 2/12/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

| | |
|---|----------|
| <input checked="" type="checkbox"/> PRE-APPLICATION | \$50.00* |
| (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION) | |

PROJECT

| | |
|--|---------------------------------|
| PROJECT NAME: <u>Galileo Early Learning Center</u> | |
| PARCEL ID #(S): <u>3319313001340000</u> | |
| TOTAL ACREAGE: <u>1.934 1.94</u> | BCC DISTRICT: <u>5: Herr</u> |
| ZONING: <u>C-3</u> | FUTURE LAND USE: <u>C-3 IND</u> |

APPLICANT

| | |
|---|-------------------------------------|
| NAME: <u>RANDALL MORRIS</u> | COMPANY: <u>RM STRATEGISTS, INC</u> |
| ADDRESS: <u>1603 N. INDIAN RIVER RD</u> | |
| CITY: <u>NEW SMYRNA BEACH</u> | STATE: <u>FL</u> ZIP: <u>32169</u> |
| PHONE: <u>407-474-8234</u> | EMAIL: <u>MORRIS@CFL.RRI.COM</u> |

CONSULTANT

| | |
|------------------------------------|--|
| NAME: <u>BEN BUENCAMINO</u> | COMPANY: <u>CPN, INC.</u> |
| ADDRESS: <u>500 WEST FULTON ST</u> | |
| CITY: <u>SANFORD</u> | STATE: <u>FL</u> ZIP: <u>32771</u> |
| PHONE: <u>407-322-6841</u> | EMAIL: <u>b.buencamino@cpncorp.com</u> |

PROPOSED DEVELOPMENT

Brief description of proposed development: DOYERNS & P2 - SCHOOLS EARLY LEARNING CENTER

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

STAFF USE ONLY

| | | |
|---|-----------------------------|--|
| COMMENTS DUE: <u>2/23/24</u> | COM DOC DUE: <u>2/29/24</u> | DRC MEETING: <u>3/6/24</u> |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: <u>C-3</u> | FLU: <u>IND</u> | LOCATION: <u>on the north side of SR-46, east of Cameron Ave</u> |
| W/S: <u>Sanford</u> | BCC: <u>S: Herr</u> | |

Galileo Early Learning Center
Pre-Application Narrative
February 9, 2024

Galileo School Foundation owns a 1.934 acre parcel located at 4000 East SR 46 Road (AKA: E. 25th St) adjacent to the Galileo School For Gifted Learning also on SR 46 just east of Lake Mary Boulevard. The parcel is currently vacant.

In 2020, the Foundation rezoned this parcel from mostly industrial with part commercial to C-3 zoning with the stated intention of its most likely future use as a daycare early learning center. The Foundation is prepared to move forward with site plan approval and future construction of the facility. A *very preliminary* site plan (for scale purposes only) is attached to this application as a straight zoning request as an allowable use under the current C-3 zoning category. Please note on the site plan the sole ingress/egress to be requested is on Cameron Avenue.

At full capacity the proposed 10,000 sq ft facility will house approximately just under 160 students and 20 plus staff. The Center will operate year-round. It will have a warming kitchen with food supplied primarily under contract with Seminole County Public Schools. It will be operated by the Galileo School Foundation.

The project's engineer of record is CPH Inc. located in Sanford, FL.

Submitted by:
Randall Morris
RM Strategies, Inc.
Applicant & Owner's Representative

Property Record Card

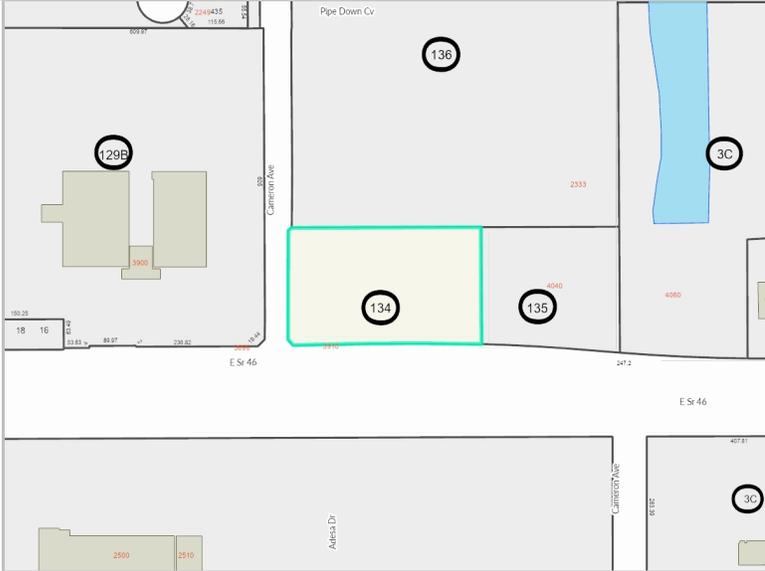


Parcel 33-19-31-300-1340-0000

Property Address SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

| | |
|--------------------------|-------------------------------|
| Parcel | 33-19-31-300-1340-0000 |
| Owner(s) | GALILEO SCHOOL FOUNDATION INC |
| Property Address | SANFORD, FL 32771 |
| Mailing | 4000 SR 46 SANFORD, FL 32771 |
| Subdivision Name | |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 10-VAC GENERAL-COMMERCIAL |
| Exemptions | 29-CHARTER SCHOOL(2020) |
| AG Classification | No |
| Facility Name | WAS THE COUNTRY GENERAL STORE |

| | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Bldg Value | | |
| Depreciated EXFT Value | | |
| Land Value (Market) | \$432,086 | \$432,086 |
| Land Value Ag | | |
| Just/Market Value | \$432,086 | \$432,086 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$217,631 | \$237,127 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$214,455 | \$194,959 |

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$5,750.20** 2023 Tax Savings with Non-Hx Cap **\$5,750.20**
 2023 Tax Bill Amount **\$0.00**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 19S RGE 31E
 W 3 AC OF S 1/2 OF SE 1/4
 OF SE 1/4 OF SE 1/4 (LESS RD)

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$214,455 | \$214,455 | \$0 |
| SJWM(Saint Johns Water Management) | \$214,455 | \$214,455 | \$0 |
| FIRE | \$214,455 | \$214,455 | \$0 |
| COUNTY GENERAL FUND | \$214,455 | \$214,455 | \$0 |
| Schools | \$432,086 | \$432,086 | \$0 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|-----------------------|------------|-------|------|-----------|-----------|----------|
| QUIT CLAIM DEED | 07/30/2019 | 09452 | 1941 | \$285,000 | No | Improved |
| WARRANTY DEED | 01/01/2009 | 07122 | 1562 | \$100 | No | Improved |
| SPECIAL WARRANTY DEED | 11/01/2005 | 06002 | 1748 | \$100 | No | Improved |
| QUIT CLAIM DEED | 03/01/2004 | 05251 | 1751 | \$100 | No | Improved |
| QUIT CLAIM DEED | 02/01/1999 | 05251 | 1750 | \$53,000 | No | Improved |
| WARRANTY DEED | 08/01/1995 | 02962 | 0808 | \$199,500 | Yes | Improved |
| WARRANTY DEED | 09/01/1988 | 01997 | 1605 | \$185,000 | Yes | Improved |
| WARRANTY DEED | 01/01/1975 | 01058 | 1333 | \$65,000 | Yes | Improved |
| WARRANTY DEED | 01/01/1974 | 01016 | 1692 | \$40,000 | Yes | Improved |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|-------------|----------|-------|-------|-------------|------------|
| SQUARE FEET | | | 84557 | \$5.11 | \$432,086 |

Building Information

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|---|--------|---------|---------|-------------|
| 01665 | REPAIRS; COUNTRY GENERAL STORE | County | \$1,000 | | 3/1/1997 |
| 05127 | DEMO SMALL STORAGE BLDG | County | \$1,800 | | 6/25/2009 |
| 05675 | SCREENED DINING AREA ADDITION | County | \$200 | | 8/1/1997 |
| 02981 | TANKS; COUNTRY GENERAL STORE | County | \$200 | | 5/1/1997 |
| 02946 | PERMIT DOES NOT STATE WORK DESCRIPTION; THE COUNTRY STORE | County | \$0 | | 5/1/1997 |

Extra Features

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

Zoning

| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
|--------|--------------------|-----------------|--------------------------------|
| C-3 | Industrial | IND | General Commercial & Wholesale |

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|----------------|-----------------|----------------|---------|------------|--------|
| 41.00 | FPL | AT&T | SANFORD | CITY OF SANFORD | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|----------------------|---------------------|-------------------------|-------------------------|-----------------|
| Dist 5 - Andria Herr | Dist 7 - Cory Mills | Dist 36 - RACHEL PLAKON | Dist 10 - Jason Brodeur | 10 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Region 3 | Millennium | Seminole |

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2/12/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:28:00

PROJ # 24-80000014

RECEIPT # 0043110

OWNER:

JOB ADDRESS:

LOT #:

| | | | |
|-----------------|-------|-------|-----|
| PRE APPLICATION | 50.00 | 50.00 | .00 |
|-----------------|-------|-------|-----|

| | | | |
|----------------------|--------------|--|--|
| TOTAL FEES DUE.....: | <u>50.00</u> | | |
|----------------------|--------------|--|--|

| | | | |
|-----------------------|--|--------------|--|
| AMOUNT RECEIVED.....: | | <u>50.00</u> | |
|-----------------------|--|--------------|--|

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

| | | |
|----------------------|-------------------|-----|
| COLLECTED BY: DRHR01 | BALANCE DUE.....: | .00 |
|----------------------|-------------------|-----|

CHECK NUMBER.....: 000000001734

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: RM STRATEGIES, INC

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE