



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

PROJ. #: 24-80000015  
PM: Joy  
REC'D: 2/15/24

## 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: SEMINOLE SCIENCE K-12 CHARTER SCHOOL  
PARCEL ID #(S): 22-20-30-300-022F-0000, 22-20-30-513-0000-0020 and ~~22-20-30-300-022F-0000~~  
TOTAL ACREAGE: 7.88 BCC DISTRICT: 4-LOCKHART  
ZONING: A-1 / C-2 FUTURE LAND USE: LDR / MXD

#### APPLICANT

NAME: Dr. Akin Yalcin COMPANY: Discovery Education Holdings, LLC  
ADDRESS: 2600 Technology Drive  
CITY: Orlando STATE: FL ZIP: 32804  
PHONE: (407) 299-6595 ext 3 EMAIL: akin@orlandoscience.org

#### CONSULTANT

NAME: Jeff Swisher COMPANY: Kimley-Horn  
ADDRESS: 200 South Orange Ave Suite 600  
CITY: Orlando STATE: FL ZIP: 32801  
PHONE: 407-427-1665 EMAIL: jeff.swisher@kimley-horn.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Develop a 2-floor, 70,000+/- sf K-12 STEM Charter School

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

#### STAFF USE ONLY

COMMENTS DUE: 2/23 COM DOC DUE: 2/29 DRC MEETING: 3/6

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1/C-1 FLU: MXD/COM LOCATION: corner of N US Hwy 17-92, and N Ronald Reagan Blvd  
W/S: City of Lake Mary BCC: 4: Lockhart

## Seminole Science Charter School

Applicant's Request: The applicant is proposing construction of a 2-floor 6-12 STEM charter school.

### Project Description:

The applicant is requesting to establish a 6-12 STEM public charter school in a currently unoccupied ±8.42 acres (Parcel ID #22-20-30-513-0000-0020, 22-20-30-300-022F-0000, 22-20-30-300-0160-0000 & 22-20-30-300-0150-0000). Three of the four parcels lie within Seminole County jurisdiction. The smaller eastern 0.61 Ac parcel adjacent to the existing school is within the City of Lake Mary jurisdiction which we are seeking to annex it into Seminole County. The subject site has a Low Density Residential (LDR) Future Land Use and a Mixed Development (MXD) Future Land Use designation with C-1 and A-1 (Agriculture) zoning. The property also lies within the City of Lake Mary utility service area, however, no City of Lake Mary utilities are within the area. Water and sewer are provided by Seminole County along Ronald Regan Blvd and in December of 2022, the City of Lake Mary granted permission to Seminole County to serve this project for utilities. A copy of this letter was provided to Seminole County but can be provided again upon request.

The school will be operated by Seminole Science Charter School which is currently operating in the adjacent building located at 3580 N. US Hwy. 17-92, Lake Mary, FL 32746. The school has a "High Performing Charter School" designation from Florida Department of Education. The school currently serves 530 students at the maximum capacity and has 2000 prospective students on the waitlist.

The proposed development is a 2-floor, approximately 81,000 SF STEM charter school facility with a 45,000 SF building footprint to serve 1100 students in 6th through 8th grade. The facility will have a gym, cafeteria, STEM Labs, a robotics room, and a performing art space in addition to classrooms and offices. The applicant is proposing to recruit and admit up to 600 additional students in the first year of the school operation. Thereafter the applicant is proposing to increase number of students to maximum occupancy capacity of the school building. The project will provide STEM education choices to the families and students of Seminole County. It will also expand the athletics programs to the existing and new campus students. The project will generate about 70- 75 permanent jobs and about \$15,000,000 in construction projects.

The applicant plans for occupancy in August 2025.



LAKE MARY WOODS  
(CITY OF LAKE MARY)

SEMINOLE SCIENCE  
STEM CHARTER SCHOOL  
(CITY OF LAKE MARY)

RONALD REGAN BLVD

US 17-92

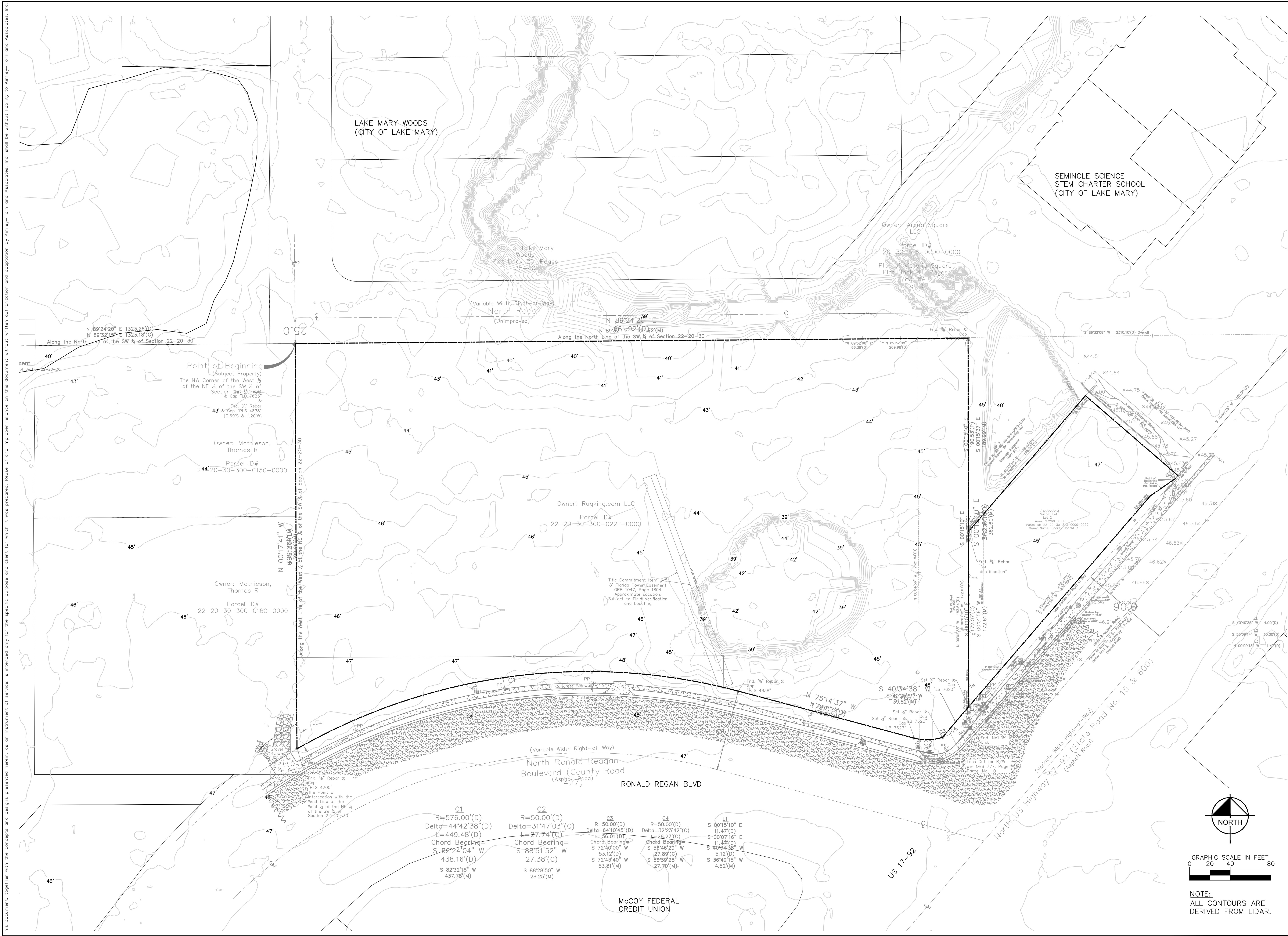
McCOY FEDERAL  
CREDIT UNION

NOTE:  
ALL CONTOURS ARE  
DERIVED FROM LIDAR.

**Kimley»»Horn**

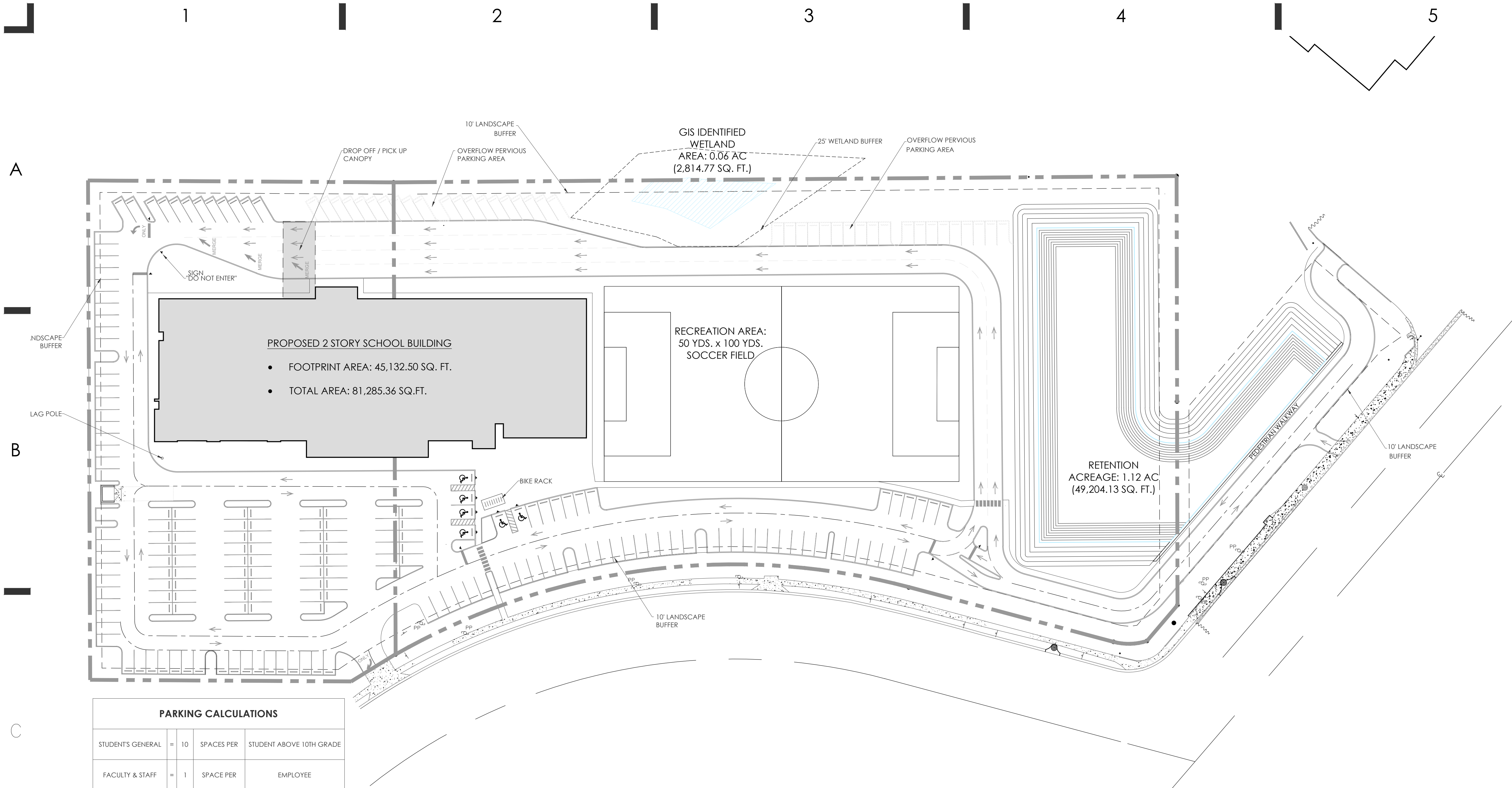


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



|                                      |  |  |  |                          |  |
|--------------------------------------|--|--|--|--------------------------|--|
| SEMINOLE SCIENCE<br>SCHOOL EXPANSION |  | SEMINOLE COUNTY  |  | FLORIDA                  |  |
| SHEET NUMBER<br>EX 1-1               |  | BASEMAP  |  | KHA PROJECT<br>149804001 |  |
|                                      |  | DATE<br>02/15/2024   |  | LICENSED PROFESSIONAL    |  |
|                                      |  | SCALE AS SHOWN   |  |                          |  |
|                                      |  | DESIGNED BY VNT  |  |                          |  |
|                                      |  | DRAWN BY VNT   |  |                          |  |
|                                      |  | CHECKED BY   |  | JRS                      |  |
|                                      |  | DATE:  |  |                          |  |
|                                      |  | Kimley»Horn  |  |                          |  |
|                                      |  | © 2023 KIMLEY-HORN AND ASSOCIATES, INC.<br>188 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801<br>PHONE: 407-898-1511<br>WWW.KIMLEY-HORN.COM |  |                          |  |
|                                      |  | REGISTRY NO. 35106   |  |                          |  |
|                                      |  | No.  |  | REVISIONS                |  |
|                                      |  | DATE   |  | BY                       |  |





| PARKING CALCULATIONS |   |     |              |                          |
|----------------------|---|-----|--------------|--------------------------|
| STUDENTS GENERAL     | = | 10  | SPACES PER   | STUDENT ABOVE 10TH GRADE |
| FACULTY & STAFF      | = | 1   | SPACE PER    | EMPLOYEE                 |
| STUDENTS GENERAL     | = | 306 | STUDENTS     | 30.60 SPACES             |
| FACULTY & STAFF      | = | 97  | EMPLOYEES    | 97 SPACES                |
| A. FACULTY           | = | 1   | EMPLOYEE PER | CLASSROOM 53             |
| B. ADMIN SPACES      | = | 1   | EMPLOYEE PER | 150 SQFT 34              |
| C. STORAGE SPACES    | = | 1   | EMPLOYEE PER | 300 SQFT 10              |
| TOTAL REQUIRED       | = | 128 |              | SPACES                   |
| TOTAL PROVIDED       | = | 181 |              | SPACES                   |
| ADA REQUIRED         | = | 5   |              | SPACES                   |
| ADA PROVIDED         | = | 6   |              | SPACES                   |



SUMMIT DESIGN STUDIO  
9000 Sheridan St. Suite 168  
Pembroke Pines, FL 33024  
Phone: 786.501.1677  
www.summitcmgroup.com  
FL License No.: 0013151

## CONCEPTUAL DESIGN

### SEMINOLE SCIENCE CHARTER SCHOOL EXPANSION

LAKE MARY FL 32746  
LOCATION: RON. REAGAN BLVD,  
DESIGNED BY: SUMMIT DESIGN STUDIO

#### REVISIONS

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

PROJECT NO:  
DRAWN BY:  
CHK'D BY:  
DATE:  
SHEET TITLE

### SCHEMATIC SITEPLAN LAYOUT

A001



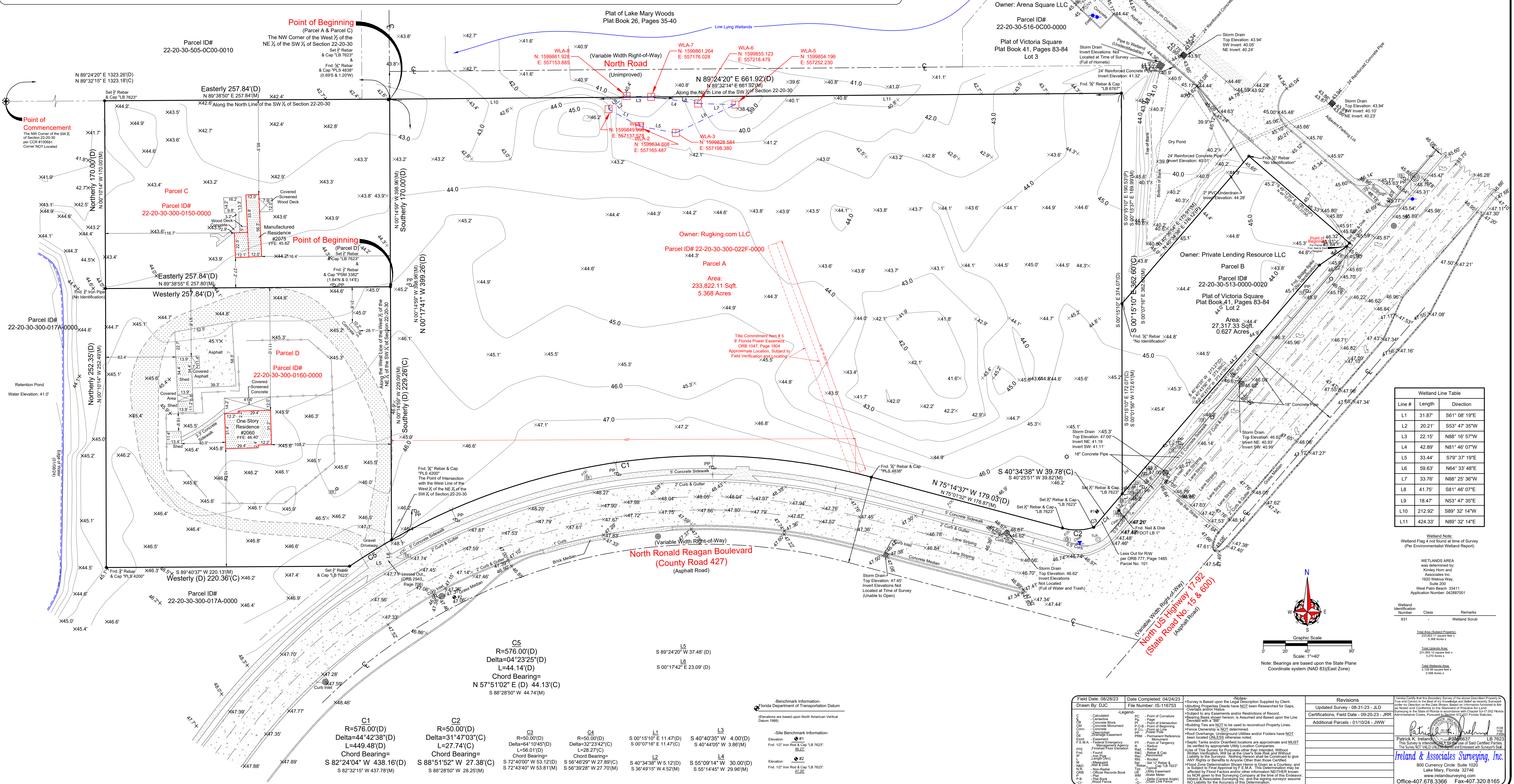
### Parcel A Legal Description:

Parcel B Legal Description:  
 Lot 2, Victoria Square, according to the plat thereof, as recorded in Plat Book 41, Pages 83 and 84, of the Public Records of Seminole County, Florida. LESS AND EXCEPT that portion conveyed to the State of Florida Department of Transportation in that certain Warranty Deed recorded in Official Records Book 7639, Page 1455, of the Public Records of Seminole County, Florida.

**Parcel D Legal Description:**  
From the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 20 South, Range 30 East, Seminole County, Florida, run in a Southerly direction along the Easterly line of said Northwest 1/4 of the Southwest 1/4, 170.00 feet to the Point of Beginning. Thence continue Southerly along the Easterly line of the Northwest 1/4 of the Southwest 1/4, 252.35 feet; run thence Westerly in a direction parallel with the Northerly line of the Northwest 1/4 of the Southwest 1/4, 257.84 feet; run thence in a Northerly direction parallel to the Easterly line of said Northwest 1/4 of the Southwest 1/4, 252.35 feet; run thence in an Easterly direction parallel to the Northerly line of said Northwest 1/4 of the Southwest 1/4, 257.84 feet to the Point of Beginning. LESS AND EXCEPT: Lands deeded to Seminole County in Warranty Deed recorded in Official Records Book 2943, Page 706, 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 SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 9/28/2007

Certified To: Discovery Education Holdings, LLC,





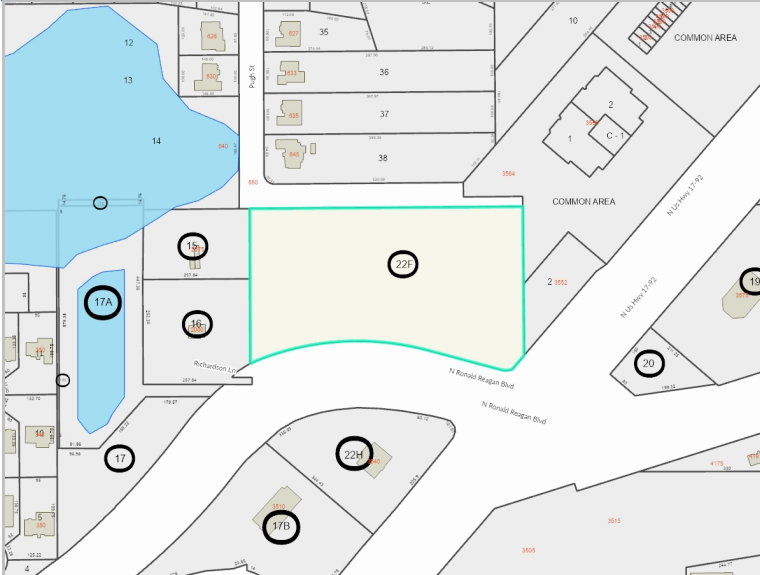
# Property Record Card



**Parcel** 22-20-30-300-022F-0000

**Property Address** N RONALD REAGAN BLVD LAKE MARY, FL 32746

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

|                          |  |
|--------------------------|--|
| <b>Parcel</b>            | 22-20-30-300-022F-0000                   |
| <b>Owner(s)</b>          | DISCOVERY EDUCATION HOLDINGS LLC         |
| <b>Property Address</b>  | N RONALD REAGAN BLVD LAKE MARY, FL 32746 |
| <b>Mailing</b>           | 2427 LYNX LN ORLANDO, FL 32804-4720      |
| <b>Subdivision Name</b>  |  |
| <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 Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$2,517,975         | \$811,465             |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$2,517,975         | \$811,465             |
| <b>Portability Adj</b>        |                     |                       |
| <b>Save Our Homes Adj</b>     | \$0                 | \$0                   |
| <b>Non-Hx 10% Cap (AMD 1)</b> | \$0                 | \$0                   |
| <b>P&amp;G Adj</b>            | \$0                 | \$0                   |
| <b>Assessed Value</b>         | \$2,517,975         | \$811,465             |

## 2023 Certified Tax Summary

|   |                    |
|---|--------------------|
| <b>2023 Tax Amount w/o Exemptions/Cap</b> | <b>\$10,798.98</b> |
| <b>2023 Tax Bill Amount</b>               | <b>\$10,798.98</b> |

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 22 TWP 20S RGE 30E  
THAT PT OF W 1/2 OF NE 1/4 OF SW  
1/4 NLY OF A LI DESC AS BEG 399.26  
FT S OF NE COR OF NW 1/4 OF SW  
1/4 RUN ELY ON CURVE 449.48 FT S  
75 DEG 14 MIN 37 SEC E 179.03 FT  
NELY ON CURVE 56.01 FT TO WLY R/W  
US 17-92 (LESS RD)

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$2,517,975      | \$0           | \$2,517,975   |
| SJWM(Saint Johns Water Management) | \$2,517,975      | \$0           | \$2,517,975   |
| FIRE                               | \$2,517,975      | \$0           | \$2,517,975   |
| COUNTY GENERAL FUND                | \$2,517,975      | \$0           | \$2,517,975   |
| Schools                            | \$2,517,975      | \$0           | \$2,517,975   |

| Sales                 |            |       |      |             |           |          |
|-----------------------|------------|-------|------|-------------|-----------|----------|
| Description           | Date       | Book  | Page | Amount      | Qualified | Vac/Imp  |
| SPECIAL WARRANTY DEED | 10/12/2023 | 10521 | 1670 | \$3,000,000 | Yes       | Improved |
| WARRANTY DEED         | 08/01/2001 | 04162 | 1080 | \$687,500   | No        | Vacant   |

| Land    |          |       |       |              |             |
|---------|----------|-------|-------|--------------|-------------|
| Method  | Frontage | Depth | Units | Units Price  | Land Value  |
| ACREAGE |          |       | 5.301 | \$475,000.00 | \$2,517,975 |

| Building Information |  |        |        |         |             |  |
|----------------------|--|--------|--------|---------|-------------|--|
| Permits              |  |        |        |         |             |  |
| Permit #             | Description                              | Agency | Amount | CO Date | Permit Date |  |
| 02802                | DEMOLITION; PAD PER PERMIT 2075 N CR 427 | County | \$0    |         | 4/1/2000    |  |

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

| Zoning |                    |                 |                             |
|--------|--------------------|-----------------|-----------------------------|
| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
| A-1    | Mixed Development  | MXD             | Agricultural-1Ac            |

| Utility Information |       |               |                |                   |                |         |            |        |
|---------------------|-------|---------------|----------------|-------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider | Sewer Provider    | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 35.00               | DUKE  | AT&T          | LAKE MARY      | CITY OF LAKE MARY | NA             | NA      | NA         | NA     |

| Political Representation |                     |                         |                         |                 |
|--------------------------|---------------------|-------------------------|-------------------------|-----------------|
| Commissioner             | US Congress         | State House             | State Senate            | Voting Precinct |
| Dist 4 - Amy Lockhart    | Dist 7 - Cory Mills | Dist 36 - RACHEL PLAKON | Dist 10 - Jason Brodeur | 22              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Highlands                  | Greenwood Lakes        | Lake Mary            |



# Property Record Card

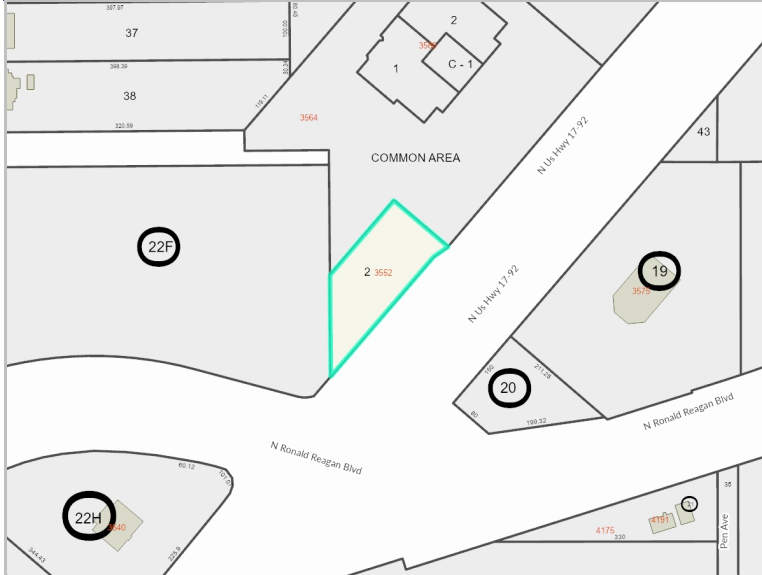


**Parcel** 22-20-30-513-0000-0020

**Property Address** 3552 N US HWY 17-92 LAKE MARY, FL 32746

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

|                               |   | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---|---------------------|-----------------------|
|                               |   | Cost/Market         | Cost/Market           |
| <b>Parcel</b>                 | 22-20-30-513-0000-0020                  |                     |                       |
| <b>Owner(s)</b>               | DISCOVERY EDUCATION HOLDINGS LLC        |                     |                       |
| <b>Property Address</b>       | 3552 N US HWY 17-92 LAKE MARY, FL 32746 |                     |                       |
| <b>Mailing</b>                | 2427 LYNX LN ORLANDO, FL 32804-4720     |                     |                       |
| <b>Subdivision Name</b>       | VICTORIA SQUARE                         |                     |                       |
| <b>Tax District</b>           | M1-LAKE MARY                            |                     |                       |
| <b>DOR Use Code</b>           | 10-VAC GENERAL-COMMERCIAL               |                     |                       |
| <b>Exemptions</b>             | None                                    |                     |                       |
| <b>AG Classification</b>      | No                                      |                     |                       |
| <b>Valuation Method</b>       |   |                     |                       |
| <b>Number of Buildings</b>    |   | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |   |                     |                       |
| <b>Depreciated EXFT Value</b> |   |                     |                       |
| <b>Land Value (Market)</b>    |   | \$260,824           | \$257,569             |
| <b>Land Value Ag</b>          |   |                     |                       |
| <b>Just/Market Value</b>      |   | \$260,824           | \$257,569             |
| <b>Portability Adj</b>        |   |                     |                       |
| <b>Save Our Homes Adj</b>     |   | \$0                 | \$0                   |
| <b>Non-Hx 10% Cap (AMD 1)</b> |   | \$0                 | \$0                   |
| <b>P&amp;G Adj</b>            |   | \$0                 | \$0                   |
| <b>Assessed Value</b>         |   | \$260,824           | \$257,569             |

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$3,611.61

**2023 Tax Bill Amount** \$3,611.61

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2 (LESS RD)  
VICTORIA SQUARE  
PB 41 PGS 83 & 84



## Taxes

| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| SJWM(Saint Johns Water Management) | \$260,824        | \$0           | \$260,824     |
| CITY LAKE MARY                     | \$260,824        | \$0           | \$260,824     |
| COUNTY GENERAL FUND                | \$260,824        | \$0           | \$260,824     |
| Schools                            | \$260,824        | \$0           | \$260,824     |

## Sales

| Description           | Date       | Book  | Page | Amount      | Qualified | Vac/Imp  |
|-----------------------|------------|-------|------|-------------|-----------|----------|
| WARRANTY DEED         | 04/24/2023 | 10428 | 1698 | \$287,700   | Yes       | Improved |
| CERTIFICATE OF TITLE  | 12/29/2022 | 10369 | 0719 | \$8,600     | No        | Vacant   |
| QUIT CLAIM DEED       | 05/01/2009 | 07182 | 0685 | \$100       | No        | Vacant   |
| SPECIAL WARRANTY DEED | 11/01/2005 | 06029 | 1355 | \$330,000   | Yes       | Vacant   |
| WARRANTY DEED         | 01/01/1998 | 03354 | 1387 | \$150,000   | Yes       | Vacant   |
| SPECIAL WARRANTY DEED | 07/01/1995 | 02948 | 0256 | \$2,600,000 | No        | Vacant   |
| SPECIAL WARRANTY DEED | 09/01/1994 | 02823 | 0962 | \$3,073,100 | No        | Vacant   |
| SPECIAL WARRANTY DEED | 08/01/1989 | 02097 | 1611 | \$1,567,100 | No        | Vacant   |

## Land

| Method      | Frontage | Depth | Units | Units Price | Land Value |
|-------------|----------|-------|-------|-------------|------------|
| SQUARE FEET |          |       | 26446 | \$13.15     | \$260,824  |

## Building Information Permits

| Permit # | Description                                  | Agency    | Amount  | CO Date | Permit Date |
|----------|--|-----------|---------|---------|-------------|
| 01122    | SIGN/ 3552 N 17-92                           | Lake Mary | \$75    |         | 10/28/2010  |
| 00733    | ELECTRICAL STAND ALONE - 3580 N US HWY 17/92 | Lake Mary | \$1,088 |         | 5/12/2016   |
| 926      | SIGN - 3590 N US HWY 17/92 - VICTORIA SQUARE | Lake Mary | \$2,180 |         | 7/13/2017   |

## Extra Features

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

## Zoning

| Zoning | Zoning Description | Future Land Use | Future Land Use Description   |
|--------|--------------------|-----------------|-------------------------------|
| C-1    | Commercial         | COM             | Retail Commercial-Commodities |

## Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider    | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|----------------|-------------------|----------------|---------|------------|--------|
| 35.00        | DUKE  | AT&T          | LAKE MARY      | CITY OF LAKE MARY | NA             | NA      | NA         | NA     |

## Political Representation

| Commissioner          | US Congress         | State House             | State Senate            | Voting Precinct |
|-----------------------|---------------------|-------------------------|-------------------------|-----------------|
| Dist 4 - Amy Lockhart | Dist 7 - Cory Mills | Dist 36 - RACHEL PLAKON | Dist 10 - Jason Brodeur | 22              |

## School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Highlands                  | Greenwood Lakes        | Lake Mary            |









**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:** 2/16/2024 9:51:19 AM  
**Project:** 24-80000015  
**Credit Card Number:** 44\*\*\*\*\*1670  
**Authorization Number:** 085109  
**Transaction Number:** 160224C1A-3AB0A868-71E0-46D9-9BF8-336031AF8137  
**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         |