



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

☒ PRE-APPLICATION \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: GALILEO EARLY LEARNING CENTER
PARCEL ID #(S): 3319313001340000
TOTAL ACREAGE: 1.934 1.94 BCC DISTRICT: 5: Herr
ZONING: C-3 FUTURE LAND USE: C-3 IND

APPLICANT

NAME: RANDALL MORRIS COMPANY: RM STRATEGISTS, INC
ADDRESS: 1603 N. INDIAN RIVER RD
CITY: NEW SMYRNA BEACH STATE: FL ZIP: 32169
PHONE: 407-474-8234 EMAIL: MORRIS@CFL.RR1.COM

CONSULTANT

NAME: BEN BUENCAMINO COMPANY: CPN, INC.
ADDRESS: 500 WEST FULTON ST
CITY: SANFORD STATE: FL ZIP: 32771
PHONE: 407-322-6841 EMAIL: b.buencamino@CPNCORP.COM

PROPOSED DEVELOPMENT

Brief description of proposed development: DAYCARE & PRE-SCHOOL EARLY LEARNING CENTER

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

STAFF USE ONLY

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

Revised Oct 2020

Agenda: 3/1/24

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

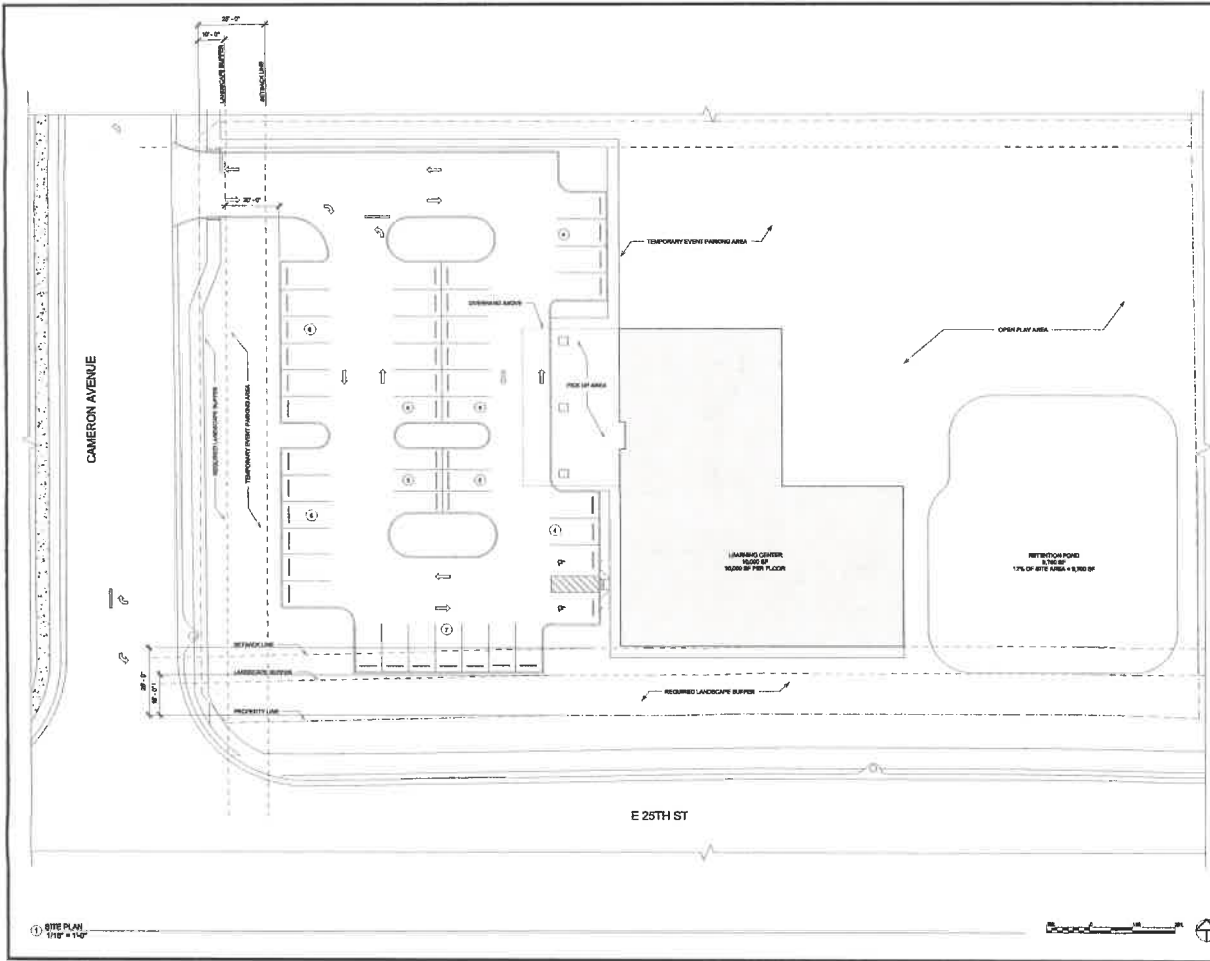
Galileo School Foundation owns a 1.934 acre parcel located at 4000 East SR 46 Road (AKA: E. 25th St) adjacent to the Galileo School For Gifted Learning also on SR 46 just east of Lake Mary Boulevard. The parcel is currently vacant.

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



SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- CANOPY ABOVE
- PROPOSED BUILDING

① # OF PARKING SPACES BY SECTION

PARKING CALCULATION

4 SPECIAL USE SPACES
 12500 SF BUILDING = 18 SPACES PER 2000 SF CANOPY PROVIDED

cph
 www.cphgroup.com
A Paul Severino
 ARCHITECT
 4000 SAFFETI BL, SUITE 100
 TAMPA, FL 33611
 Phone: 813.241.1111
 Fax: 813.241.1112

Professional Seal

NOT FOR CONSTRUCTION

Design:	Architect:
Client:	Design Engineer:
Contract:	Field Notes:
Job No.:	Sheet No.:
Issue Date:	Issue Date:

CONCEPT SITE PLAN

CALLLED EARLY LEARNING CENTER

4000 SAFFETI BL, SUITE 100, TAMPA, FL 33611

This information is not
 to be used for construction
 or other purposes without
 the written consent of
 the architect.

Sheet No.
C101

NOTE: THE SCALE OF THESE PLANS MAY VARY DUE TO REPRODUCTION

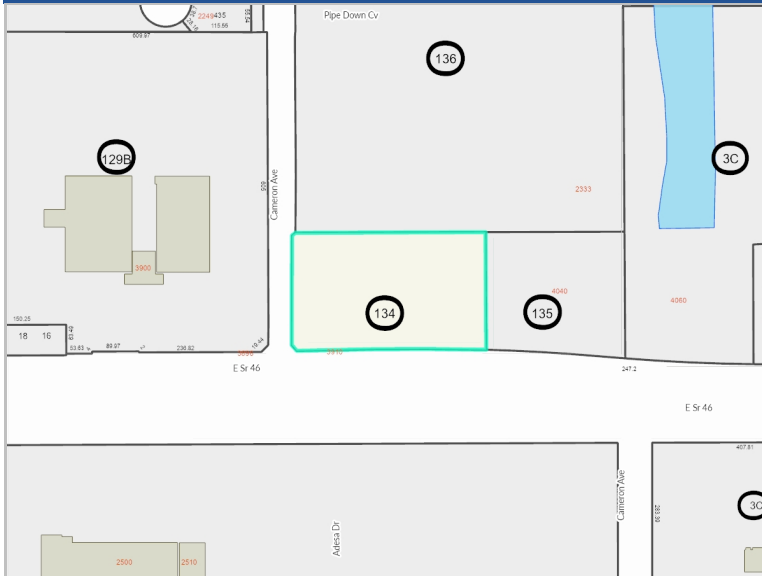
Property Record Card



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

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

Value Summary

	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
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* 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