



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

PROJ. #: 24-20500006

Received: 6/24/24

Paid: 6/25/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES) \$400/ACRE* (\$10,000 MAX. FEE)
LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES) \$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE + 50% OF REZONE FEE = TOTAL LSFLUA AND REZONE FEE

SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES) \$3,500
SMALL SCALE FLU AMENDMENT AND REZONE (<50 ACRES) \$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE \$2,300 = \$5,800 TOTAL SSFLUA AND REZONE FEE

TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT \$1,000

REZONE (NON-PD)** \$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)

PD REZONE**
PD REZONE \$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
PD FINAL DEVELOPMENT PLAN \$1,000
PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN CALCULATED BELOW
(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE
(TOTAL SF OF NEW ISA /1,000 =)^ x \$25 + \$2,500 = FEE DUE:
EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50
PD MAJOR AMENDMENT \$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
PD MINOR AMENDMENT \$1,000

DEVELOPMENT OF REGIONAL IMPACT (DRI)
DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE
**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT
^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY
^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Seminole Science School Expansion	
PARCEL ID #(S): 22-20-30-300-022F-0000, 22-20-30-300-0150-0000, 22-20-30-300-0160-0000	
LOCATION: NW quadrant of US Highway 17-92 and North Ronald Reagan Boulevard	
EXISTING USE(S): Vacant Land/Residential	PROPOSED USE(S): Charter School
TOTAL ACREAGE: 7.85 ac	BCC DISTRICT: District 4
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County City of Lake Mary
CURRENT ZONING: A-1 - Agricultural C-2 - Retail Commercial	PROPOSED ZONING: PD-Planned Development
CURRENT FUTURE LAND USE: LDR - Low Density Residential MXD - Mixed Use	PROPOSED FUTURE LAND USE: PD-Planned Development

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Yalcin Akin, Ph.D., Manager	COMPANY: Discovery Education Holdings, LLC	
ADDRESS: 2427 Lynx Lane		
CITY: Orlando	STATE: Florida	ZIP: 32804
PHONE: 407.299.6595	EMAIL: akin@orlandoscience.org	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Ty Maxey, AICP Jeffrey Swisher, PE	COMPANY: Summit Construction Management Group Kimley Horn	
ADDRESS: 421 South Summerlin Avenue 200 South Orange Avenue, Suite 600		
CITY: Orlando	STATE: Florida	ZIP: 32801
CITY: Orlando	STATE: Florida	ZIP: 32801
PHONE: 813.805.7300 407.427.1665	EMAIL: ty.maxey@summitcmgroup.com jeff.swisher@kimley-horn.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Discovery Education Holdings, LLC		
ADDRESS: 2427 Lynx Lane		
CITY: Orlando	STATE: Florida	ZIP: 32804
PHONE: 407.299.6595	EMAIL: akin@orlandoscience.org	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



SIGNATURE OF OWNER/AUTHORIZED AGENT
 (PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
 IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

06/12/2024

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Yalcin Akin, Manager, Discovery Education Holdings, LLC, the owner of record for the following described property [Parcel ID Number(s)] 22-20-30-300-022F-0000, 22-20-30-300-0150-0000, 22-20-30-300-0160-0000 hereby designates Ty Maxey and/or Jeff Swisher to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____
 and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

06/12/2024

 Date

Yalcin Akin

 Property Owner's Signature

 Yalcin Akin, Manager
 Discovery Education Holdings, LLC

 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Yalcin Akin (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced N/A as identification, and who executed the foregoing instrument and sworn an oath on this 12th day of June, 2024.



Amanda L Monahan

 Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual
 Corporation
 Land Trust
 Limited Liability Company
 Partnership
 Other (describe): _____

Discovery Education Holdings, LLC

Discovery Education Services, Inc. - Florida Not For Profit Corporation

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Discovery Education Holdings, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Discovery Education Services, Inc.	Not for Profit Corporation	2427 Lynx Lane, Orlando, FL 32804	100 %

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

06/14/2024

Date

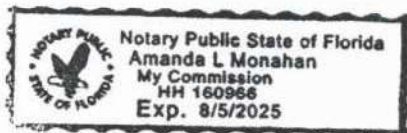
Galen Akin

Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 12th day of June, 2024, by Galen Akin, who is personally known to me, or has produced N/A as identification.

Amanda L Monahan
Signature of Notary Public



Amanda L Monahan
Print, Type or Stamp Name of Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

DISCOVERY EDUCATION HOLDINGS, LLC

Filing Information

Document Number L20000186381
FEI/EIN Number 85-2540609
Date Filed 07/10/2020
State FL
Status ACTIVE

Principal Address

2427 LYNX LANE
ORLANDO, FL 32804

Changed: 04/29/2021

Mailing Address

2427 LYNX LANE
ORLANDO, FL 32804

Changed: 04/29/2021

Registered Agent Name & Address

MILHAUSEN, JEFFREY P, ESQ.
1000 LEGION PL., STE. 1200
ORLANDO, FL 32801

Authorized Person(s) Detail

Name & Address

Title MGR

AKIN, YALCIN

2427 LYNX LANE
ORLANDO, FL 32804

Title Other, Sr. Budget Analyst / Authorized Representative

Celik, Murat
2427 Lynx Lane
Orlando, FL 32804

Annual Reports

Report Year	Filed Date
2022	05/01/2022
2023	04/28/2023
2024	04/30/2024

Document Images

04/30/2024 -- ANNUAL REPORT	View image in PDF format
04/28/2023 -- ANNUAL REPORT	View image in PDF format
05/01/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
07/10/2020 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

DISCOVERY EDUCATION SERVICES INC.

Filing Information

Document Number	N05000008830
FEI/EIN Number	20-3366305
Date Filed	08/26/2005
Effective Date	08/25/2005
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/28/2007
Event Effective Date	NONE

Principal Address

2427 LYNX LANE
ORLANDO, FL 32804

Changed: 03/29/2010

Mailing Address

2427 LYNX LANE
ORLANDO, FL 32804

Changed: 03/29/2010

Registered Agent Name & Address

AKIN, YALCIN, Phd
2427 LYNX LANE
ORLANDO, FL 32804

Name Changed: 01/18/2018

Address Changed: 03/29/2010

Officer/Director Detail

Name & Address

Title VP.

SABUNCU, IBRAHIM
2427 LYNX LANE
ORLANDO, FL 32804

Title P.

FORTNA, DAVID
2427 LYNX LANE
ORLANDO, FL 32804

Title Officer

YUKSEL, MURAT, Phd
2427 LYNX LANE
ORLANDO, FL 32804

Title Officer

COLAK, ABDULSELAM ERGIN
2427 LYNX LANE
ORLANDO, FL 32804

Title Officer

BRINDALA, JAYARAM SRINIVASAN, Phd
2427 LYNX LANE
ORLANDO, FL 32804

Annual Reports

Report Year	Filed Date
2023	04/28/2023
2023	10/13/2023
2024	04/30/2024

Document Images

04/30/2024 -- ANNUAL REPORT	View image in PDF format
10/14/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
10/13/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2023 -- ANNUAL REPORT	View image in PDF format
05/01/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
04/27/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
01/18/2018 -- ANNUAL REPORT	View image in PDF format
02/11/2017 -- ANNUAL REPORT	View image in PDF format
09/06/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
07/23/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2016 -- ANNUAL REPORT	View image in PDF format
02/11/2015 -- ANNUAL REPORT	View image in PDF format

06/23/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
02/02/2012 -- ANNUAL REPORT	View image in PDF format
04/15/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
02/28/2007 -- Amendment	View image in PDF format
04/30/2006 -- ANNUAL REPORT	View image in PDF format
08/26/2005 -- Domestic Non-Profit	View image in PDF format



June 24, 2024

Seminole County Planning & Development Division
1101 East First Street, West Wing, Room 2028
Sanford, Florida 32771

**RE: *Seminole Science School Expansion – PD FLU Amendment and Rezoning
Project Narrative***

Dear Planning & Development Staff:

Summit Construction Management Group, Inc. and Kimley-Horn represent Discovery Education Holdings, LLC, the property owner and applicant for this PD Future Land Use (FLU) Map Amendment and Rezoning request. The subject property is located at the northwest quadrant of US Highway 17-92 and North Ronald Reagan Boulevard, in the Lake Mary area of unincorporated Seminole County, Florida (Section 22, Township 20S, Range 30E). The site is comprised of three (3) parcels, identified by the Seminole County Property Appraiser with the following parcel ID numbers: 22-20-30-300-022F-0000, 22-20-30-300-0150-0000 and 22-20-30-300-0160-0000. The site contains approximately 7.85+/- acres and is primarily undeveloped – a vacant residential structure remains on the property; however, it will be demolished to accommodate the proposed development.

The subject property is currently located within the Low Density Residential (LDR) and Mixed Use (MXD) comprehensive plan future land use categories of the *Seminole County Comprehensive Plan* and is zoned Agricultural (A-1) and Retail Commercial (C-2).

The property owner/applicant's application proposes to amend the subject property's comprehensive plan future land use map and zoning designations to Planned Development (PD), to accommodate an expansion of the existing Seminole Science Charter School, located on the abutting property to the east. As illustrated on the attached PD Master Development Plan, the proposed school expansion facility includes a two-story school building, outdoor recreation area/soccer field, on-site parking areas, an extensive vehicular circulation and queuing lane system, pedestrian and bicycle connections, a stormwater management system, as well as required open space, landscaping and buffering.

The proposed charter school use is compatible with the surrounding properties. The property to the northeast of the subject property includes the existing Seminole Science school, while the properties to the east, south and southeast of the subject site are developed with automobile dealerships, a gas station with convenience store and a financial institution/office building. The properties to the north and west of the subject property are developed with single family residences; however, these properties are buffered significantly from the proposed school facility with a heavily forested wetland conservation area, open space and existing stormwater management pond.

The proposed PD project complies with Section 30.8.5 – the Planned Development section of the County's recently adopted revised Land Development Code (LDC). The school facility project represents infill development/redevelopment on the subject site, which is specifically identified in the LDC as a development concept appropriate for PD zoning. The PD zoning meets or exceeds the following LDC review criteria:

421 South Summerlin Avenue
Orlando, Florida, 32801
Phone 267-331-4882 / Fax 267-331-4889

www.SummitCMGroup.com

Section 30.8.5.3.(a) Comprehensive Plan Consistency

The subject PD project is consistent with several components of the Seminole County Comprehensive Plan, as outlined in the Attachment A-Text Section, Exhibit A-Compatibility Analysis and Exhibit B-PD FLU Designation Consistency Analysis, all of which are included and part of this application.

Section 30.8.5.3.(b) Greater Benefit and Innovation Criteria

The PD rezoning is appropriate for the proposed school facility on the subject site, and is beneficial to the County by providing the following:

- *Natural resource preservation – the innovative site layout allows for the potential to preserve/save several existing trees on the subject property, including specimen trees, as defined by the County’s LDC.*
- *Neighborhood/community amenities – the school use provides an educational amenity to the surrounding community.*
- *Reduction of vehicle miles traveled per Household – the proposed school is strategically located adjacent to the existing Seminole Science school, as well as within close proximity to a significant residential community, which will support the reduction in vehicle miles traveled by allowing for student pedestrian/bicycle access and ride-sharing for families with children in both the existing elementary school and proposed middle/high school.*
- *Provision of new multimodal connectivity – the PD project is designed to include internal vehicular and pedestrian/bicycle cross access between the subject site and the abutting existing school facility. Additionally, the proposed school project will provide pedestrian/bicycle connectivity to and from the existing sidewalk improvements along North Ronald Reagan Boulevard and US Highway 17-92.*

Section 30.8.5.3.(c) In addition, any proposed development under the PD ordinance must address the following goals:

- (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.

The PD project has been designed to preserve as many existing trees on the site as possible and will comply with the arbor, tree preservation and landscape requirements of the Code, including payment into the County’s tree mitigation fund, as applicable.

- (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.

The proposed PD zoning will accommodate the permitting of a complimentary use by allowing the development of a middle/high school adjacent and abutting to its existing companion elementary school. Site design promotes vehicular and pedestrian/bicycle cross connectivity between the two school properties, as well as to the existing surrounding roadway and sidewalk network. The site is strategically located within close proximity to an established residential neighborhood, which promotes ride-share opportunities, as well as the option for students to bike or walk to school.

The proposed PD Master Development Plan (MDP), attached and part of this application, complies with the required site design components outlined in Section 30.8.5.5.(a)(4) of the County’s LDC. Additionally, the MDP complies with general standards of the LDC, as well as applicable State codes and regulations, including but not limited to stormwater management, landscaping and buffering, lighting and parking. Part 71 – Public School Locational Criteria and Site Design Standards, Seminole County Code, was used as a guide to provide adequate and appropriate locational criteria, building setbacks and buffers.

In addition to this PD FLU Amendment and Rezoning Narrative letter, please find attached for your review and consideration:

1. Seminole Science Rezone/FLU Amendment Application
2. Seminole Science Ownership Disclosure Form
3. Seminole Science Owner Authorization Form
4. Seminole Science Attachment A – FLU Amendment Text (including Exhibits A and B)
5. Seminole Science Attachment A – Worksheets
6. Seminole County Utilities Service Confirmation Letter
7. Seminole Science City of Lake Mary Utilities Release Letter
8. Seminole Science Signed and Sealed Boundary Survey
9. Seminole Science PD Master Development Plan
10. Seminole Science Fire Protection Plan
11. Seminole Science Trash Truck Routing Plan
12. Approved Traffic Methodology Letter (to be submitted under separate cover)
13. Traffic Impact Analysis (to be submitted under separate cover)

The requested PD Future Land Use Amendment and Rezoning application is consistent with the Seminole County Comprehensive Plan and complies with the applicable sections of the County's Land Development Code. Located with direct access to an arterial roadway, North Ronald Reagan Boulevard, the proposed school use represents an appropriate and compatible land use with the surrounding established land development pattern.

We look forward to working with the Seminole County staff on the review, permitting and development of this exciting project. Should you have any questions and/or require any additional information, please do not hesitate to contact me.

Respectfully submitted,



Ty Maxey, AICP
Director of Entitlements & Planning

Cc: Yalcin Akin, Ph.D., Manager, Discovery Education Holdings, LLC
Dan Hogan, Project Manager, Seminole Science School
Jeffrey Swisher, PE, Kimley-Horn
Chris Klotz, Summit Construction Management Group

ATTACHMENT A - Text Section

Application For Future Land Use Map Amendment To The Seminole County Comprehensive Plan

SEMINOLE COUNTY PLANNING AND DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FL 32771-1468
PHONE (407) 665-7445 - FAX (407) 665-7385

SEMINOLE COUNTY LOCAL PLANNING AGENCY/PLANNING AND ZONING COMMISSION AND BOARD OF COUNTY COMMISSIONERS

Proposed amendments to the County's Future Land Use Map are reviewed against the goals, objectives and policies of the Seminole County Comprehensive Plan. The future land use map itself is a graphic representation of the policies contained within the Plan.

Proposed amendments are also reviewed for compatibility with adjacent land uses, sufficient public facility resources to serve any change in the demand for services, appropriate timing and location of the amendment, potential environmental impacts, and for internal Plan consistency. The impact on state and regional resources, facilities and policies as well as upon specially designated areas within the County is included in this review.

The County also evaluates proposed amendments for consistency with the Central Florida Regional Growth Vision and the East Central Florida Regional Planning Council's Strategic Regional Policy Plan.

ATTACHMENT A SECTIONS :

1. A text section requiring the applicant to perform a preliminary evaluation of whether the amendment proposal meets certain standards set by the Comprehensive Plan. This section is a Microsoft Word document that can be downloaded, opened and directly filled-in. The document can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package. Applicant responses are used by the Project Manager in reviewing the proposed amendment.
2. A worksheet section requiring the applicant to perform a preliminary evaluation of whether current facility capacities can meet the demand of the proposed land use change. This section is an Adobe Acrobat PDF document which can be opened from the County web-site and filled-in on screen or can be downloaded, opened on a personal computer and filled-in. Once both documents are filled-in, they can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package.

NOTE: A MINIMUM OF THREE STEPS ARE INCLUDED IN THE AMENDMENT PROCESS:

1. Development Review Committee (DRC) Meeting – Review conducted by county staff to identify any potential internal plan conflict issues and provide recommendations. NOTE: This meeting may be waived under certain circumstances.
2. First Public Hearing – Review by the Planning and Zoning Commission, serving as the Local Planning Agency, to provide recommendations to the Board of County Commissioners.
3. Second Public Hearing –
 - a. For Small Scale Amendments (amendments affecting properties with fewer than 10 net buildable acres), the second public hearing is an adoption or denial hearing. The decision to amend the plan must be through adoption of an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing. Within 31 days of adoption of the ordinance, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.
 - b. For Large Scale Amendments (amendments affecting properties with 10 or more net buildable acres), the second public hearing is a transmittal hearing by the Board of County Commissioners. The decision must be by an affirmative vote of not less than the majority of the members of the governing board present at the hearing to transmit the proposed amendment to State and Regional Reviewing Agencies.
4. Third Public Hearing for Large Scale Amendments –
 - a. Within 180 days of receiving comments from State and Regional Reviewing Agencies, a third public hearing is held before the Board of County Commissioners to consider adoption, which must be through an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing.
 - b. The amendment must then be resubmitted to the State Land Planning Agency, which will notify the County as to whether the amendment package is complete.
 - c. Within 31 days of notification by the State Land Planning Agency of receipt of a complete amendment package, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.

Table Of Contents

STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS

1. Identification of Proposed Future Land Use Map Designation And Zoning Classification
2. Assessment of Consistency with Comprehensive Plan Goals, Objectives, and Policies
 - a. Demonstrate the Compatibility with Adjacent Land Uses
 - b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)
 - c. Demonstrate the Support and Furthering of County Comprehensive Plan Goals, Objectives and Policies
3. Assessment of Consistency with the Central Florida Regional Growth Vision
4. Assessment of Consistency with the East Central Florida Regional Planning Council's Strategic Regional Policy Plan
5. Completion of Data And Analysis Requirements:
 - a. Facility Capacity Impact Assessments
 - i. Utility Assessments
 - ii. School Board Assessment
 - iii. Transportation Assessment
 - b. Assessment of Need for Special Area Data and Analysis Evaluations

SPECIAL AREAS STANDARDS OF REVIEW – These Special Area evaluations apply only to the following:

1. An amendment to Planned Development (PD) FLU
2. An amendment seeking to
 - a. Change a future land use designation within the East Rural Area
 - b. Change the Urban/Rural Boundary
3. An amendment from Higher Intensity Planned Development (HIP) and/or Industrial (IND) FLU that reduces employment opportunities.
4. An amendment within the Wekiva River Protection Area
5. An amendment within the East Lake Sylvan Transitional Area
6. An amendment within the Econlockhatchee River Protection Area
7. An amendment within the Environmentally Sensitive Lands Overlay (ESLO)

Sources Of Information For Completing Attachment A

- "Attachment A - References" – This document includes objectives, policies and map exhibits that can be referenced when completing the Attachment A - Text Section. It can be downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>
- The County's Information Kiosk provides parcel information useful in completing Attachment A, including whether a parcel is within one or more Special Areas:
<http://gis2.seminolecountyfl.gov/InformationKiosk/>
- A fully searchable single copy of the Seminole County Comprehensive Plan, noted as "Entire Comprehensive Plan (17MB)", as well as individual Elements and Element Exhibits, can be opened and/or downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/compplan.aspx>

STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS¹

The County shall use the standards described below in evaluating all applications for amendments to the Future Land Use Map of the Seminole County Comprehensive Plan.

All submissions are included in the official file for the project and will become a part of staff memoranda for public, Board and State Agency review. Staff review will verify if the applicant is correct in determining whether a question is applicable.

This application is divided into two documents – a text section and a worksheet section. Both are to be submitted with the application.

**ALL APPLICABLE INFORMATION MUST BE PROVIDED
INCOMPLETE SUBMITTALS SHALL BE RETURNED TO THE APPLICANT**

1. **OWNER/APPLICANT NAME:** Discovery Education Holdings, LLC

2. **PROJECT NAME:** Seminole Science School

3. IDENTIFICATION OF PARCELS PROPOSED FOR AMENDMENT AND FLU OF ADJACENT PARCELS

List the parcel number of each parcel proposed for amendment, use no hyphens, separate by semicolons.

Insert Parcel Identification Number(s) Here:

222030300022F000; 22203030001500000; 22203030001600000

Note 1: If proposing an amendment to Planned Development (PD) land use, a concurrent rezoning application must also be submitted with this map amendment application and the Standards of Review for PD portion of this document must be completed.

Note 2: If proposing an amendment from Higher Intensity Planned Development (HIP) or Industrial (IND) to any land use allowing residential, a test of the change in the jobs to housing ratio must be calculated. (See item #3 in the Standards of Review section of this document.)

Complete the following identification of the future land use designation(s) of parcels adjacent to the proposed parcel or grouping of proposed parcels. Use either of the following sites:

- <http://gis2.seminolecountyfl.gov/InformationKiosk/>
- <http://www.scpafl.org/>

FLU Designation to the <u>north</u> of subject property(ies)	<u>LDR (City of Lake Mary)</u>
FLU Designation to the <u>south</u> of subject property(ies)	<u>MXD and COM (County)</u>
FLU Designation to the <u>east</u> of subject property(ies)	<u>COM and RCOM (City of Lake Mary)</u>
FLU Designation to the <u>west</u> of subject property(ies)	<u>LDR (County)</u>

¹ Small Scale Amendment involves areas of 10 acres or fewer [Section 163.3187(1)(a), Florida Statutes 2012]. Large Scale Amendment involves areas of more than 10 acres [see Section 163.3184, FS for provisions regarding amendments].

4. ASSESSMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

a. Demonstrate the Compatibility with Adjacent Land Uses

Section 163.3177, Florida Statutes, requires local comprehensive plans to “provide for compatibility of adjacent land uses”. The Seminole County Comprehensive Plan contains many policies that focus on compatibility with surrounding future land uses, such as Policies FLU 2.4 through 2.6, Policy FLU 4.4 and Policy FLU 5.16, as well as an Exhibit (*Exhibit FLU Compatible Transitional Land Uses*).

Section 163.3164, Florida Statutes, and the Seminole County Comprehensive Plan define “compatibility” as:

“A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.”

Applicant shall briefly explain how the amendment will be compatible with each of the adjacent land uses identified in the preceding Section 1, and may use the above cited policies and Exhibit, or other policies of the Seminole County Comprehensive Plan, in the explanation. (See: <http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>).

Begin narrative below and/or note attachments to reference:

See attached Exhibit A - Compatibility Analysis

b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)

Applicant shall describe how the character of the area surrounding the proposed amendment site has changed sufficiently to support the need for a different land use designation. Possible points may include, but not be limited to:

- Approved but uncompleted projects (private and public) within the surrounding area that will change the character of the area within the next five years, and
- Appropriateness of the timing of the proposed change in land use designation for the subject property (i.e., consistency with planned public facility improvements, support for major public facilities such as SunRail commuter rail or support for other Seminole County Comprehensive Plan goals, objectives and policies).

Begin narrative below and/or note attachments to reference:

The subject property is located at the southeast quadrant of North Ronald Reagan Boulevard and US Highway 17-92, two (2) arterial roadways that support one of Seminole County's and Lake Mary's land use activity centers. Significant public roadway and utility improvements, as well as non-residential and residential development, has been made within this area of the County over the past several decades. These improvements have changed the character of this area of unincorporated Seminole County, which support the subject PD FLU amendment and rezoning application required to accommodate the proposed school facility.

c. Demonstrate the Support and Furthering of County Plan Goals, Objectives and Policies

In the following table, the Applicant shall check which of the following Seminole County Comprehensive Plan goals, objectives and policies will be supported and/or furthered by the proposed amendment.

The following objectives and policies can be use to demonstrate that the proposed amendment supports and furthers the Seminole County Comprehensive Plan. The full text of each objective and policy can be found in the downloadable document entitled: "Attachment A – Reference" located at:

<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>

<i>Objectives Or Policies Of The County Plan Supported Or Furthered By Proposed Application</i>	CHECK IF 'YES'
Policy FLU 2.4 - Neighborhood Commercial Uses	✓
Policy FLU 2.5 - Transitional Land Uses in Urban Areas Not Approved for Mixed Development	✓
Policy FLU 2.7 - Location of Employment Uses, including Industrial Uses	✓
Objective FLU 4 - Redevelopment and Renewal of Blighted or Declining Areas	
Policy FLU 4.5 - Encourage Infill and Redevelopment of Existing Development Corridors and Centers	✓
Policy FLU 5.2 - Mixed Commercial/Residential Use Development	
Policy FLU 5.8 - North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards	
Policy FLU 5.15 - Mixed Use Developments (<i>Paragraph A, sections 1-6</i>)	
Policy FLU 11.1 - Recognition of East Rural Area	
Policy FLU 11.17 - Chuluota Nonresidential Design Standards	
Objective FLU 12 – Preservation of the Rural Character and Natural Resources of the Wekiva Protection Area	
Policy FLU 19.2 - Promote Economic Development in Target Areas through Urban Infill and Redevelopment (<i>Paragraph A</i>)	✓
Policy CON 3.12 - Central Florida Regional Growth Vision (How Shall We Grow?)	✓
Policy CON 7.3 - Future Land Use Designations	
Policy HSG 4.3 - Workforce Housing in Economic Development Target Areas	
Policy TRA 2.4.3 - Promote Infill Development	✓
Policy TRA 2.5.6 - Discourage Direct Access	
Policy TRA 3.2.2 - Prohibit Use of Roadway Improvements as Sole Justification for Land Use Amendments	✓
<i>List here other Plan goals, objectives or policies felt to be applicable: (See: http://www.seminolecountyfl.gov/gm/planning/compplan.aspx):</i>	
<div style="border: 1px solid black; padding: 5px;"> Objective FLU 2.5 Policy FLU 2.5.1 Policy FLU 4.1.1 Policy FLU 4.1.4 Objective FLU 4.4 Policy FLU 14.1 </div>	

5. ASSESSMENT OF CONSISTENCY WITH THE CENTRAL FLORIDA REGIONAL GROWTH VISION

Applicants shall identify one or more of the following six regional growth principles from the Central Florida Regional Growth Vision that are supported and/or furthered by this application.

(See: http://www.myregion.org/clientuploads/pdfs/HSWG_final.pdf)

<i>Regional Growth Principles From The Central Florida Regional Growth Vision</i>	CHECK IF 'YES'
PRESERVE open space, recreational areas, farmland, water resources, and regionally significant natural areas.	
PROVIDE a variety of transportation choices.	✓
FOSTER distinct, attractive, and safe places to live.	
ENCOURAGE a diverse, globally competitive economy.	✓
CREATE a range of obtainable housing opportunities and choices.	
BUILD communities with educational, health care, and cultural amenities.	✓

6. ASSESSMENT OF CONSISTENCY WITH THE EAST CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN

Applicants shall identify one or more of the following policies of East Central Florida Strategic Regional Policy Plan. Applicant may also identify other policies of the East Central Florida Strategic Regional Policy Plan and explain how the application supports and furthers those policies. (See: <http://www.ecfrpc.org/Document-Library/SRPP.aspx>)

<i>Policies Of The East Central Florida Strategic Regional Policy Plan Furthered Or Supported By The Application</i>	CHECK IF 'YES'
Policy 3.9 - Development should avoid or properly mitigate adverse impacts to listed species.	
Policy 3.10 - Wildlife management and conservation areas should be protected from encroachment.	
Policy 3.18 - Development in the 100 year floodplain should be discouraged.	
Policy 4.1 - Promote integrated land use and multi-modal transportation strategies that support diverse economic centers.	✓
Policy 4.3 - Support emerging economic centers that are located in the most appropriate areas, such as along transit corridors or in existing or planned employment centers.	✓
Policy 4.6 - Promote and preserve agriculture as a viable land use and integral economic industry.	
Policy 4.9 - Support efforts to retain and maximize traditional industrial sectors.	
Policy 4.10 - Promote the development and attraction of high-wage, value-added, and export-oriented technology and manufacturing industries.	
Policy 4.18 - Support efforts that integrate mixed income housing into existing, expanding and emerging job centers.	
Policy 5.3 - Promote a multi-modal transportation system that provides for the safe, efficient and cost effective movement of people and goods.	
Policy 5.9 - Promote compact, mixed-use development that reduces vehicle miles traveled.	
Policy 5.11 - Encourage transit-oriented and transit-ready developments proximate to transit stations.	✓
Policy 9.2 - Protect groundwater recharge areas.	
Policy 9.4 - Promote the incorporation of nonstructural methods of stormwater management.	✓
<i>List here other Policies of the East Central Florida Strategic Regional Policy Plan furthered or supported by the application:</i>	

7. COMPLETION OF DATA AND ANALYSIS REQUIREMENTS

This section of the application requires the applicant to assess a) whether there is sufficient facility capacity to serve the potential development under the changed land use, and b) whether the proposed land use amendment will impact a designated Special Area.

a. Facility Capacity Impact Assessments

i. Utility Worksheets

The purpose of this facility analysis is to establish whether sufficient capacities are available or are planned to be available to support the proposed amendment. This facility analysis is required by the Future Land Use Element section entitled “Plan Amendment Standards of Review”.

Submitted worksheet calculations shall demonstrate that the service provider has sufficient surplus capacity to meet the proposed demand at the adopted Level of Service of the serving jurisdiction or at the unit demand standard provided by a private facility.

The worksheets are provided in a separate Adobe PDF document that can be opened with Adobe Reader. Entries made will automatically calculate certain fields. Once all fields are filled in, the worksheets can be printed directly to PDF or printed out and scanned to PDF and submitted with the application. Complete all worksheets, entering zero units or zero square footage if not applicable.

- Basic Information Worksheet 1 – Calculate the maximum number of units and square feet allowable under the proposed FLU and used in the following worksheets. **If the amendment is to PD FLU, enter the total number of units and/or square feet at bottom of sheet.**
- Potable Water Worksheet 2 - Test of facility capacity availability. Requires the applicant to contact the appropriate water utility if applicable.
 - a. If using well water, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Sanitary Sewer Worksheet 3 - Test of facility capacity availability. Auto-calculation.
 - a. If using septic, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Solid Waste Disposal Worksheet 4 – Calculation of capacity demand. Auto-calculation. This worksheet is completed only if residential units are proposed, the LOS incorporating associated non-residential demand. If only non-residential development is proposed, the worksheet is not calculated.
- Recreation/Open Space Worksheet 5 - Calculation of capacity demand. Requires an estimate of developed and total recreation/open space acres need to accommodate the land use. This worksheet is completed only if residential units are proposed. If no residential development is proposed, the worksheet is not calculated.

Separate from this Attachment A are two additional facility capacity impact assessments that must be completed and submitted. :

ii. School Board Assessment

Applicants must contact the Seminole County School Board, Facilities Planning Office, for a review and analysis of the impact of the proposed amendment. Contact the Facilities Planning Office at 407-320-0071 for direction in completing this analysis. A copy of the School Board's findings is to be included in the Board's agenda package.

iii. Transportation Assessment

Applicants must contact the Seminole County Planning and Development Division for guidance on the level of transportation assessment required. Contact Bill Wharton at 407-665-7398.

PLEASE NOTE: This worksheet analysis is NOT a concurrency review and DOES NOT reserve facility capacity for any specific development.

b. Assessment of Need for Special Area Data and Analysis Evaluations

Please check-off below those Special Areas identified at the Pre-Application Conference in which the parcel fall or would be affected by. Proceed to the Special Areas – Standards of Review on the next page and complete those topics which were checked off.

If you did not attend a Pre-Application Conference, call your Project Manager to confirm which Special Area(s) apply to your parcel(s).

<i>Is the amendment proposal for or involve one or more of the following?:</i>	Check if applicable:
1. An amendment from any FLU to Planned Development (PD) FLU	✓
2. An amendment seeking to:	
<ul style="list-style-type: none"> • Change a future land use designation within the East Rural Area 	
<ul style="list-style-type: none"> • Change the Rural Charter Boundary 	
<ul style="list-style-type: none"> • Change the Urban/Rural Boundary 	
3. An amendment from Higher Intensity Planned Development and/or Industrial FLU that reduces previously projected employment opportunities	
4. An amendment within Wekiva River Protection Area	
5. An amendment within the East Lake Sylvan Transitional Area	
6. An amendment within the Econlockhatchee River Protection Area	
7. An amendment within or containing land affected by the Environmentally Sensitive Lands Overlay (ESLO)	

SPECIAL AREAS STANDARDS OF REVIEW

NOTE:
*Complete only the following Special Area topics
which were checked off on the previous page in Section 5.b.*

1. Evaluation of Plan Amendments Proposing Planned Development (PD) Future Land Use Designation

In order to be considered for a Future Land Use amendment to a Planned Development (PD) future land use designation, an applicant must provide the following information in compliance with the Purpose and Intent Statement and Definition of the Planned Development Future Land Use designation, contained in the portion of the Seminole County Future Land Use Element entitled "Definitions of Future Land Use Designations and Overlays".

Demonstrate Consistency with the Following Standards
<p>All Applications for future land use designation to PD must be accompanied by a complete rezoning application, including an associated master development plan identifying maximum density and/or intensity of proposed uses. (See <i>Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications</i> for applicable zoning districts).</p> <p>Master Development Plan demonstrating maximum density and/or intensity and rezoning application are attached?</p> <p style="text-align: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p style="text-align: center;"><i>Note here any attachments to reference:</i></p> <p>See attached Exhibit B - PD Future Land Use Designation Consistency</p>

2. Evaluation of Amendments within the East Rural Area, Including Amendments to the Urban/Rural Boundary

The County shall not consider amendments to parcels within the East Rural Area or to either the Rural Charter Boundary or the Urban/Rural Boundary, as depicted on *Exhibit FLU - Special Area Boundaries*, unless all of the following relevant information is provided .

NOTE: *The Board of County Commissioners shall transmit any required documentation and related support material to the State and Regional Reviewing agencies for review and comment prior to adoption.*

East Rural Area Future Land Use Map Amendment
<p>Demonstrate the need to amend the land use in the East Rural Area– <i>Respond to topics as applicable:</i></p> <p>(1) Provide data and analysis to document that additional urban land is needed to accommodate population projections; housing demand (in particular, for affordable, workforce or obtainable housing in proximity to employment opportunities); or to achieve economic development goals/employment projections of the Seminole County Comprehensive Plan because of the lack of suitable vacant or redevelopable land within the urban area; or</p> <p>(2) Provide data and analysis to document that additional urban land is required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>
<p>Demonstrate the availability of sufficient urban facilities and services to meet the service demands of the proposed development, and the orderly, efficient and cost effective provision of such services.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>

Document the protection of environmental and natural resources, including regionally significant natural areas. This documentation shall include an analysis showing that the amendment would not adversely affect the interconnected system of wetlands/uplands that exist in the East Rural Area. The analysis must describe how the amendment protects the wetlands/uplands systems, including:

- retaining the connectivity of wetlands
- retaining/improving the ecological quality of wetlands
- retaining the functional and structural values of wetlands in the Rural Area

Begin narrative below and/or note attachments to reference:

Demonstrate how the proposed amendment would be compatible with adjacent rural uses .

Begin narrative below and/or note attachments to reference:

Home Rule Charter Rural Boundary Map Amendment

If proposing to amend the Seminole County Home Rule Charter Rural Boundary, provide a detailed parcel map and a legal description of the subject property in digital format.

Provided? Yes ____ No ____

Urban/Rural Boundary Map Amendment

If proposing to amend the Seminole County Urban/Rural Boundary, provide a detailed parcel map.

Provided? Yes ____ No ____

3. Evaluation of Amendments from Higher Intensity Planned Development or Industrial FLU to a Residential FLU or to Planned Development FLU

This standard applies to a proposal for a future land use map amendment from an employment generating land use (Higher Intensity Planned Development or Industrial Future Land Use) to an exclusively residential land use designation. *(Note: a proposal for Planned Development (PD) future land use shall be considered "exclusively residential" if more than 90% of the proposed floor area within the development would be designated for residential use.)*

The designation of land areas for nonresidential use is intended to allow for future development of employment opportunities in Seminole County. Calculation of the number of nonresidential acres needed to accommodate employment is a part of the requirements of Chapter 163, Florida Statutes. In order to understand the impacts of the proposed change, the applicant must calculate the potential impact of the amendment on the County's jobs-to-housing balance.

Demonstrate Consistency with the Following Standards																						
<p>Using statistics obtained from the Florida Bureau of Economic and Business Research (BEBR) and the formula shown below, calculate whether the proposed land use amendment would reduce the County's jobs to housing ratio below the minimum standard of 1.0 jobs per housing unit. <i>(Reference: Seminole County Comprehensive Plan, Future Land Use Element, Standards Of Review - Category II, Data and Analysis, Section F.)</i></p> <p style="text-align: center;">A/(B + C) = D</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; vertical-align: top;">A.</td> <td style="width: 55%;">Current total County employment*</td> <td style="width: 15%; border: 1px solid black; height: 20px;"></td> <td style="width: 15%; vertical-align: middle;">Divided by</td> </tr> <tr> <td>B.</td> <td>Total Housing Units*</td> <td style="border: 1px solid black; height: 20px;"></td> <td></td> </tr> <tr> <td>C.</td> <td>Number of new units under the proposed future land use change</td> <td style="border: 1px solid black; height: 20px;"></td> <td></td> </tr> <tr> <td>D.</td> <td>Total with amendment</td> <td style="border: 1px solid black; height: 20px;"></td> <td style="vertical-align: middle;">B + C</td> </tr> <tr> <td>E.</td> <td>Jobs-to-housing ratio</td> <td style="border: 1px solid black; height: 20px;"></td> <td></td> </tr> </table>			A.	Current total County employment*		Divided by	B.	Total Housing Units*			C.	Number of new units under the proposed future land use change			D.	Total with amendment		B + C	E.	Jobs-to-housing ratio		
A.	Current total County employment*		Divided by																			
B.	Total Housing Units*																					
C.	Number of new units under the proposed future land use change																					
D.	Total with amendment		B + C																			
E.	Jobs-to-housing ratio																					
<p><i>*Source: Florida Bureau of Economic and Business Research,-most recent year available</i></p>																						

4. Plan Amendments Within The Wekiva River Protection Area

In order to be eligible for a Future Land Use Designation amendment within the Wekiva River Protection Area, as depicted in *Exhibit FLU - Special Area Boundaries*, an applicant for a Plan amendment shall comply with the requirements of Objective FLU 12 and its attendant policies; in particular, Policy FLU 12.2 (if within the East Lake Sylvan Transition Area), Policy FLU 12.3 (if outside of the East Lake Sylvan Transition Area), and Policy FLU 12.8.

NOTE: *Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.*

Demonstrate Consistency with the Following Standards	
<p>For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above.</p> <p>Application includes rezoning application and Master Development Plan:</p>	<p>Yes ____ No ____</p>
<p>Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3.</p> <p>Applicant is proposing an amendment to Suburban Estates or Recreation. If "Yes", begin narrative below and/or note attachments to reference:</p>	<p>Yes ____ No ____</p>

The proposal must conform to the Seminole County Comprehensive Plan and to these requirements of Part II, Chapter 369, Florida Statutes:

369.305 Review of local comprehensive plans, land development regulations, Wekiva River development permits, and amendments.—

(1) It is the intent of the Legislature that Orange, Lake, and Seminole Counties emphasize the Wekiva River Protection Area in their planning and regulation efforts. Therefore, each county's local comprehensive plan and land development regulations applicable to the Wekiva River Protection Area must meet the following criteria:

(a) Each county's local comprehensive plan must contain goals, policies, and objectives that result in the protection of the:

1. Water quantity, water quality, and hydrology of the Wekiva River System;
2. Wetlands associated with the Wekiva River System;
3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System;
4. Habitat within the Wekiva River Protection Area of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code; and
5. Native vegetation within the Wekiva River Protection Area.

(b) The various land uses and densities and intensities of development permitted by the local comprehensive plan shall protect the resources enumerated in paragraph (a) and the rural character of the Wekiva River Protection Area. The plan must also include:

1. Provisions that ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting so as to maintain viable populations of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, within the Wekiva River Protection Area.
2. Restrictions on the clearing of native vegetation within the 100-year flood plain.
3. Prohibition of development that is not low-density residential in nature, unless the development has less effect on natural resources than low-density residential development.
4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to s. [373.415](#).

5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.

6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.

7. Provisions encouraging clustering of residential development if it promotes protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character.

(c) The local comprehensive plan must require that the density or intensity of development permitted on parcels of property adjacent to the Wekiva River System be concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System.

(d) The local comprehensive plan must require that parcels of land adjacent to the surface waters and watercourses of the Wekiva River System not be subdivided so as to interfere with the implementation of protection zones as established pursuant to s. [373.415](#), any applicable setbacks from the surface waters in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

Begin narrative below and/or note attachments to reference:

5. Plan Amendments within The East Lake Sylvan Transition Area

The East Lake Sylvan Transitional Area (see FLU Exhibit-4 East Lake Sylvan Transitional Area/School Site), established by Policy FLU 2.12 Recognition of the East Lake Sylvan Transitional Area, has been designated as appropriate for densities in excess of those allowed elsewhere in the Wekiva River Protection Area wherein the one dwelling unit per net buildable acre is the final development form. The Standards for Plan Amendments within the East Lake Sylvan Transitional Area allows for a maximum allowable residential density not to exceed 2.5 dwelling units per net buildable acre within the Planned Development (PD) Future Land Use designation and PD (Planned Development) zoning classification.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above. <i>(Begin narrative below and/or note attachments to reference):</i>
Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3. <i>(Begin narrative below and/or note attachments to reference):</i>
The proposal must conform to the requirements of Part II, Chapter 369, Part II, Florida Statutes as noted above. <i>(Begin narrative below and/or note attachments to reference):</i>

6. Evaluation of Amendments Within The Econlockhatchee River Protection Area

The State Department of Environmental Protection has identified the Econlockhatchee River Protection Area as an “Outstanding Water”, based on authority given by Section 40C-41.063 (5), Florida Administrative Code. In order to be considered for a Future Land Use Amendment within the Econlockhatchee River Protection Area as depicted in *Exhibit FLU-Special Area Boundaries*, an applicant must demonstrate that the Performance Standards contained in Policy FLU 1.10 are met

Demonstrate Consistency with the Following Standards	
<p>1. Projects within this Protection Area must comply with restrictions that limit uses within a 550-foot development restriction zone (from stream’s edge of the channels of the Big Econlockhatchee River and the Little Econlockhatchee River) to the creation of wetlands and passive recreational uses.</p> <p>If the subject property contains lands located within the 550 development restriction zone, provide data to demonstrate that the subject property is large enough to meet this development restriction while complying with the requirements of the desired future land use and the requirements of the zoning district desired. <i>(Begin narrative below and/or note attachments to reference):</i></p>	<div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<p>2. For property located within 1,100 feet landward as measured from the stream’s edge of the main channels of the Big Econlockhatchee River and the Little Econlockhatchee River, only residential uses are permitted except as stated otherwise in Part 57, Econlockhatchee River Protection Overlay Standards Classification, of the Land Development Code of Seminole County.</p> <p>Does the amendment propose a residential land use designation? Yes ____ No ____</p>	
<p>3. All lands within 2,000 feet of stream’s edge, and lands identified on <i>Exhibit FLU: Areas of Archaeological Potential</i>, have the potential to contain significant archaeological resources.</p> <p>If the subject property contains lands within 2,000 feet of stream’s edge and/or contains lands identified on the aforementioned exhibit, provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district, and preserve potentially significant archaeological features, or provide an archaeological survey (conducted by a state certified archaeologist) verifying that no significant resources are present. <i>(Begin narrative below and/or note attachments to reference):</i></p>	<div style="border: 1px solid black; height: 150px; width: 100%;"></div>

Demonstrate Consistency with the Following Standards

4. Minimal removal of native habitats is permitted within the Econlockhatchee River Protection Area, including limits on fragmentation of forested habitats, and limitations on any additional crossings of the river system.

Provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district while limiting fragmentation of forest habitats and/or additional river crossings in order to prevent disturbance of native habitats through .

Begin narrative below and/or note attachments to reference:

NOTE: *If any portion of the subject property is within the Environmentally Sensitive Lands Overlay, complete also the Evaluation of Amendments within the ESLO. Critical upland habitat and environmentally sensitive lands (see Exhibit FLU: FLU Series – Exhibit Environmentally Sensitive Lands Overlay) are required to be protected within the Econlockhatchee River Protection Area.*

7. Evaluation of Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)

Demonstrate Consistency with the Following Standards

Provide data to verify that the subject property is large enough to meet the standards required by the proposed future land use and zoning district and also comply with the requirements of *Policy FLU 1.3 Wetlands Protection* and *Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility*, part D - Wetland Compatibility Criteria. These policies prohibit encroachment on locally significant wetlands except for construction of, or improvement of, public facilities that benefit the general public.

The ESLO is comprised of floodprone and wetlands that may exist in any combination on a parcel. These areas are graphically depicted on either of the following websites:

- http://www.seminolecountyfl.gov/is/pdf/Information_Kiosk_Help.pdf
- <http://www.scpafl.org/>

NOTE: *If applicant is proposing Planned Development (PD) land use, the Master Development Plan must show location of protected environmentally sensitive areas.*

NOTE: *Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.*

Begin narrative below and/or note attachments to reference:

[Empty box for narrative and attachments]

EXHIBIT A – Compatibility Analysis

4. ASSESSMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

a. Demonstrate the Compatibility with Adjacent Land Uses

The proposed amendment to PD allows for a logical expansion of the existing school facility, a public use, which is located immediately to the east of and abutting the subject property. The existing school facility is located within the City of Lake Mary's Commercial and Restricted Commercial comprehensive plan future land use districts, and functions as a compatible use appropriately located along an urban principal arterial roadway, US Highway 17, and abutting residential neighborhoods, which are designated Low Density Residential (LDR) on the City of Lake Mary's future land use map. Similarly, the proposed PD site is located along an urban minor arterial roadway, North Ronald Reagan Boulevard, and abutting the same LDR-designated residential neighborhoods. The properties to the south of the subject property are designated Mixed Use and Commercial on the future land use map, which are compatible with the proposed PD designation.

As an infill development, the proposed FLU map amendment from LDR and MXD to PD is consistent with Comprehensive Plan Objective FLU 2.5, Policy FLU 2.5.1 and Policy FLU 4.1.1. This Objective and these policies encourage infill, redevelopment and growth in areas of the County with existing infrastructure, contributing “to mixed-use neighborhoods and corridors, which promote multiple modes of transportation...and support infill to encourage compact development.” The surrounding roadway network and pedestrian sidewalk abutting the subject property support multi-modal transportation methods and specifically complement the proposed PD amendment and school use. As previously noted, the proposed PD FLU amendment provides for the expansion of the existing Seminole Science Academy, located to the east. In support of Policy FLU 4.1.4, driveway and pedestrian interconnections are proposed between the existing and proposed school facilities.

Seminole County Land Development Code (SCLDC) Section 30.1382(a) – Locational criteria for all public schools, states “schools should be located as close to residential areas...as is practicable.” Because schools, a public use, support residential neighborhoods, the Compatible Transitional Land Uses exhibit in the County’s comprehensive plan suggests a PD land use designation may be appropriate for said public uses near residential areas to adequately address sensitive site design characteristics, like buffering, building height, lighting, hours of operation and multi-modal connectivity. The PD future land use category is specially defined within Objective FLU 4.4. The proposed school use is listed as a typical use appropriate for the PD FLU designation, further promoting flexibility and creativity in the development design. As mandated by the PD FLU category, a companion PD rezoning petition with a PD Master Development Plan is proposed to provide design flexibility and ensure compatibility with adjacent uses through specific site-specific design conditions and regulations.

Consistency with the PD Special Provisions section of Objective FLU 4.4. is achieved by the following: 1) meeting or exceeding the required minimum 25% open space and recreational standard; 2) compatibility with adjacent uses as previously outlined; 3) meeting the minimum PD area size requirement to sufficiently accommodate all of the proposed development’s features and support facilities (e.g. parking, landscaping/buffering, stormwater management, etc.); and 4) providing safe and adequate vehicular, pedestrian and bicycle access within the development, as well as connectivity for the same with the abutting school facility and the surrounding roadway network. Through the PD rezoning and site development review processes, the proposed development will also be consistent with Policy FLU 2.5.3 – Vegetative Resources, Tree Canopy and Urban Forestry and Policy FLU 2.5.4 – Dark Skies Protection.

EXHIBIT B – PD Future Land Use Designation Consistency

1. Evaluation of Plan Amendments Proposing Planned Development (PD) Future Land Use Designation

The proposed amendment to PD is consistent with and furthers the intent of Objective FLU 4.4 Planned Developments. The proposed school use is listed as a typical use appropriate for the PD FLU designation, further promoting flexibility and creativity in the development design. As required, a companion PD rezoning petition with a PD Master Development Plan has also been submitted to illustrate design flexibility and ensure compatibility with adjacent uses through specific site-specific design conditions and regulations.

The proposed PD Master Development Plan identifies the PD boundary, building footprint, maximum non-residential intensity, minimum setbacks and other dimensional standards, buffering details, driveway access and cross-access locations, open space, parking areas and internal vehicular circulation and queuing pattern, stormwater management areas and surrounding property details.

Consistency with the PD Special Provisions section of Objective FLU 4.4. is achieved by the following: 1) meeting or exceeding the required minimum 25% open space and recreational standard; 2) compatibility with adjacent uses as previously outlined; 3) meeting the minimum PD area size requirement to sufficiently accommodate all of the proposed development's features and support facilities (e.g. parking, landscaping/buffering, stormwater management, etc.); and 4) providing safe and adequate vehicular, pedestrian and bicycle access within the development, as well as connectivity for the same with the abutting school facility and surrounding roadway network.

Seminole County
Facility Capacity Impact Assessment
Basic Information - Worksheet 1 of 5

Applicant Name:	Discovery Education Holdings, LLC
Project Name:	Seminole Science School
Contact Phone/Email:	813-805-7300/ty.maxey@summitcmgroup.com
Date Completed:	06/14/2024

SECTION 1 - Proposed FUTURE LAND USE Evaluation (<i>Other than PD</i>)		
Items	Entries	Units
A. Enter proposed Future Land Use - Insert initials to right. <i>If proposed FLU is PD, skip this section and complete SECTION 2 at bottom of page.</i>		<i>Any FLU except PD</i>
B. Enter Max. Allowable Residential Dwelling Units/Acre under the proposed FLU		<i>Whole # Units/Acre</i>
C. Enter Max. Allowable Non-Residential FAR (floor area ratio) under proposed FLU	0%	<i>Percent</i>
D. Enter Gross Acres - NOTE: The gross acres are used to project the maximum potential development and may exceed final allowable net buildable acres.		<i>Acres</i>
E. RESIDENTIAL TEST FIGURE - Potential residential unit maximum*	0	<i>Units Lines (B x D)</i>
F. NON-RESIDENTIAL TEST FIGURE - Potential non-residential sq/ft max.*	0	<i>Sq Ft (C x D x 43560)</i>

* Test figures are used only to provide a preliminary calculation of projected facility demands.

SECTION 2 - Proposed PLANNED DEVELOPMENT (PD) Evaluation Only		
Items	Entries	Units
PD Proposed Future Land Use - (<i>If <u>other</u> than PD, complete SECTION 1 above.</i>)	PD	<i>FLU</i>
RESIDENTIAL TEST FIGURE - Enter proposed unit count*	0	<i>Units</i>
NON-RESIDENTIAL TEST FIGURE - Enter proposed square feet*	76,775	<i>Square Feet</i>

* Test figures are used only to provide a preliminary calculation of projected facility demands.

Facility Capacity Impact Assessment - Worksheet 2 of 5

Potable Water Facilities

Applicant Name	Project Name	Well? Check box, make no entries
Discovery Education Holdings, L	Seminole Science School	<input type="checkbox"/>
Enter Utility Name:	Seminole County	
Enter Utility Contacted Name:	Becky Noggle	
Enter Contact's Phone Number:	407.665.2143	

- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage or go to
<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For well permitting, contact the Seminole County Building Division, 407-665-7050, and the Health Department, 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter Available Capacity provided by Utility Contact:		Available permitted capacity in millions of gallons/day (mgd)
	NOTE: In place of an <u>Available Capacity</u> figure, check here that a letter from the utility confirming ability to serve is attached.	<input checked="" type="checkbox"/>	Letter attached in place of demand calculations

POTABLE WATER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 350 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2	0		0.000	(Test Figure x LOS per unit) / 1.0 mgd)

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non-residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3	76,775	0.1	0.008	(Test Figure x LOS per unit) / 1.0 mgd)

4	Total Proposed Water Demand	0.008	Total Demand mgd (Lines 2 + 3)	
5	Remaining Capacity	-0.008	Remaining permitted capacity mgd (Lines 1 - 4)	

Facility Capacity Impact Assessment - Worksheet 3 of 5

Sanitary Sewer Facilities

Applicant Name	Project Name	Septic?	Check box, make no entries
Discovery Education Holdings, L ₊	Seminole Science School		<input type="checkbox"/>
Enter Utility Name:	Seminole County		
Enter Utility Contacted Name:	Becky Noggle		
Enter Contact's Phone Number:	407.665.2143		

- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage **or go to**

<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For onsite sewage and disposal, contact the Seminole County Department of Health, Environmental Health: 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter <u>Available Capacity</u> provided by Utility Contact:		<i>Available permitted capacity in millions of gallons/day (mgd)</i>
	NOTE: In place of an <u>Available Capacity</u> figure, check here that a letter from the utility confirming ability to serve is attached.	<input checked="" type="checkbox"/>	<i>Letter attached in place of demand calculations</i>

SANITARY SEWER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 300 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2	0		0.000	<i>(Test Figure x LOS per unit) / 1.0 mgd</i>

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non-residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3	76,775	0.1	0.008	<i>(Test Figure x LOS per unit) / 1.0 mgd</i>

4	Total Proposed Sewer Demand	0.008	<i>Total Demand mgd (Lines 2 + 3)</i>
5	Remaining Capacity	-0.008	<i>Remaining permitted capacity mgd (Lines 1 - 4)</i>

Facility Capacity Impact Assessment - Worksheet 4 of 5

County-wide Solid Waste Facilities

NOTE: Residential unit count serves as an estimate for both residential and non-residential solid waste disposal demand. A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
Discovery Education Holdings, LLC	Seminole Science School

Residential Test Figure (WorkSheet 1)	Multiply	Persons per Household	Equals	Calculated Residential Population
0	x	2.6	=	0

FACILITY	Items	Entries	Notes/Units
Landfill	<i>NOTE: A Level of Service (LOS) of 4.3 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is disposed of daily at the landfill. The remaining landfill capacity as of 2013 is: 20,202,000 tons. *</i>		
1	Calculated Residential Population (from above)	0	Persons
2	Adopted LOS pounds per person per day	4.3	Lb/cap/day
3	Proposed Annual Landfill Demand	0.0	Tons (Lines 1 x 2 x 365)/2000

Transfer Station	<i>NOTE: A Level of Service (LOS) of 4.0 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is processed daily through the transfer station. The transfer station capacity as of 2013 is: 2500 tons/day.*</i>		
1	Calculated Residential Population (from above)	0	Persons
2	Adopted LOS pounds per person per day	4.0	Lb/cap/day
3	Proposed Daily Transfer Station Demand	0.000	Tons (Lines 1 x 2)/2000

** Based on information provided by the Seminole County Solid Waste Management Division in 2013. The County's remaining Landfill capacity and Transfer Station processing capacity is projected to be sufficient through 2060 and 2050 respectively at current growth rates and therefore the calculation of a deduction from the remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.*

Facility Capacity Impact Assessment - Worksheet 5 of 5

County-wide Recreation and Open Space Facilities

NOTE: A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
Discovery Education Holdings, LLC	Seminole Science School

Residential Test Figure	Multiply	Persons per Household	Equals	Calculated Residential Population
0	x	2.6	=	0

RECREATION	Items	Entries	Notes/Units
Total Acres	NOTE: Level of Service (LOS) for total developed and passive recreation lands is 3.6 acres per 1000 population equating to .0036 acres per person. Remaining acreage: 1,394*		
1	Calculated Residential Population (from above) :	0	Persons
2	Adopted LOS acres per person	3.6	Acres/1000 Pop
3	Proposed Total Acres Demand	0.000	Acres (Lines 1 x 2)/1000

Developed Acres	NOTE: Level of Service (LOS) for developed recreation land is 1.8 acres per 1000 population equating to .0018 acres per person. Remaining Acreage: 178*		
1	Calculated Residential Population (from above) :	0	Persons
2	Adopted LOS acres per person	1.8	Acres/1000 Pop
3	Proposed Developed Acres Demand	0.000	Acres (Lines 1 x 2)/1000

* Based on 2010 adopted CIE Update. The County's remaining Total and Developed acreage is projected to be sufficient through 2030 at current growth rates and therefore the calculation of a deduction from remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.

June 10, 2024

Ty Maxey
Summit Const Group

RE: Seminole Science Charter School

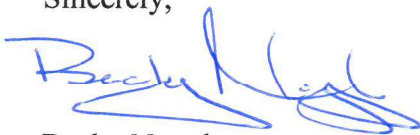
Dear Mr Maxey:

Per your request, Seminole County Utilities Department will be the water and sewer utility provider based on the approval letter from the City of Lake Mary. Please be advised that all associated cost to provide utility service for the above mentioned parcels are the developer's responsibility, including but not limited to, utilities extensions, modifications and/or improvements necessary to meet the sewer development requirements, consistent with Comprehensive Plan Policy FLU 5.4 (d).

Service availability is guaranteed upon proper execution of a Conditional Utility Agreement. Reservation of Capacity is based on current Seminole County Rate Resolution. Final confirmation of capacity availability is made only through the formal process of executing these Agreements during the development review process.

Should you require any additional information, or have any additional questions, do not hesitate to contact me at (407) 665-2143.

Sincerely,



Becky Noggle
Sr Coordinator OSP



City of Lake Mary

Incorporated in 1973

12/12/2022

To: Kimley-Horn
c/o Jeffery Swisher
189 South Orange Ave, Suite 1000
Orlando, FL 32801

RE: Parcel# 222030300022F0000
Located at the NW corner of N Ronald Regan Blvd and US HWY 17/92

To Whom it may concern:

The the referenced parcel is within the City of Lake Mary Service Area. The existing utilities are owned by Seminole County in the immediate vicinity of the project of which the project will be directed to connect to. The City grants permission to Seminole County to serve this project. If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

Danielle Koury, P.E.
City Engineer

NO.	REVISIONS	DATE

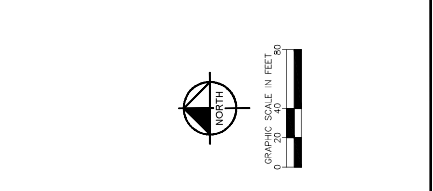
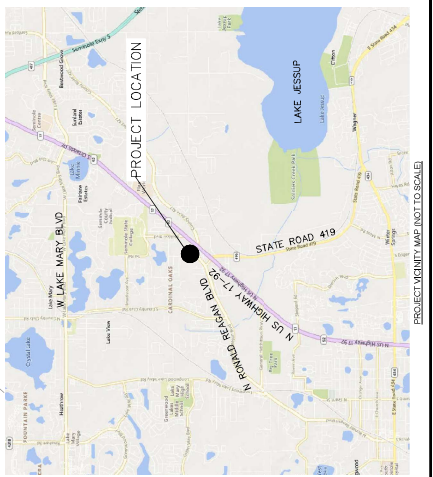
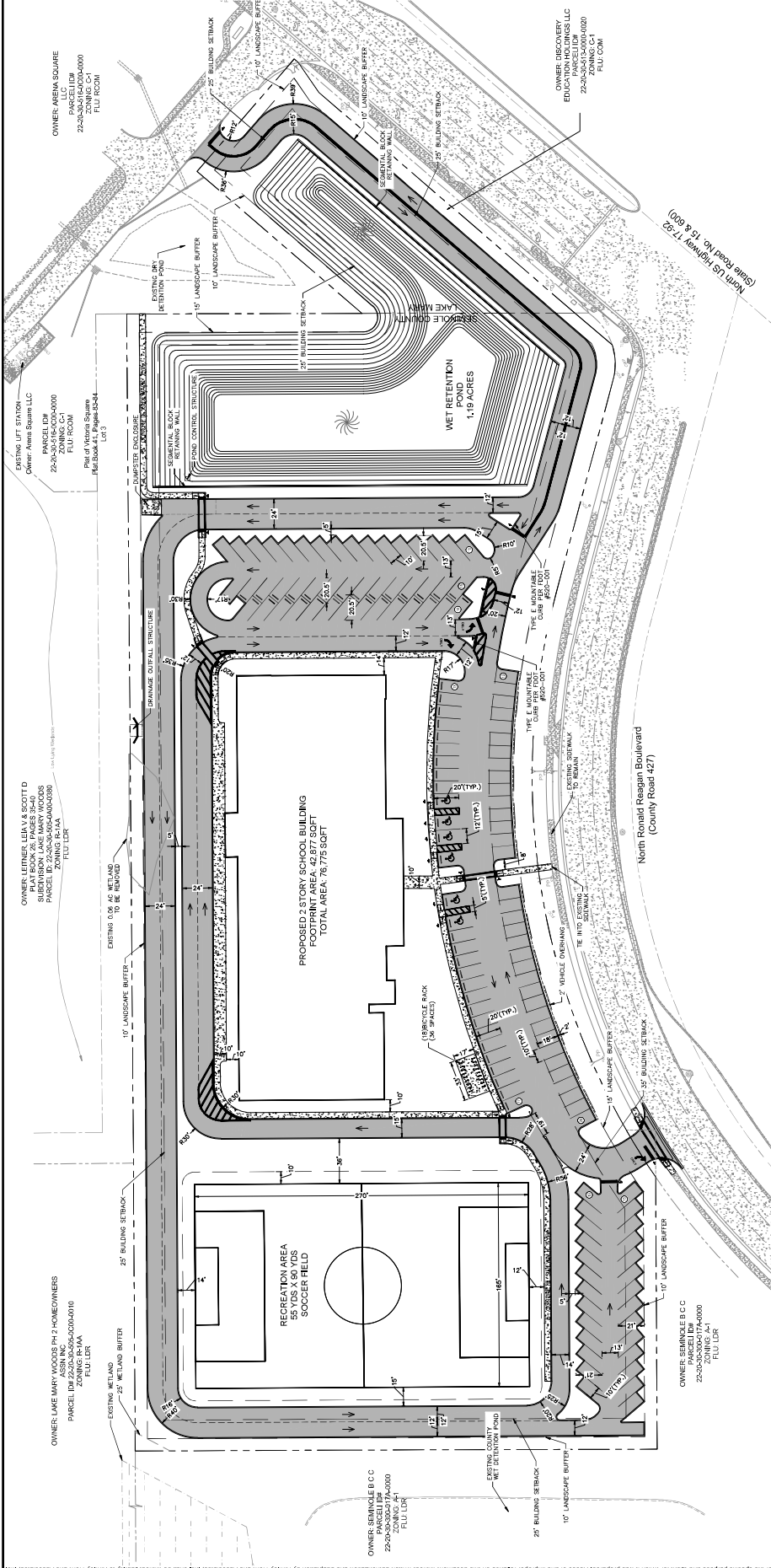
Kimley-Horn
 LICENSED PROFESSIONAL ENGINEERS
 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
 PHONE: (407) 991-5151 FAX: (407) 991-5152
 WWW.KIMLEY-HORN.COM REGISTRY NO. 26108

PROJECT: PD MASTER DEVELOPMENT PLAN
 DATE: 5/28/2024
 DRAWN BY: AS SHOWN
 CHECKED BY: JEFFREY R. SMISHER, P.E.
 REGISTRY NUMBER: 60275
 LICENSED PROFESSIONAL ENGINEER

SEMINOLE COUNTY
 SCHOOL EXPANSION
 PD MASTER DEVELOPMENT PLAN

SEMINOLE COUNTY
 SCHOOL EXPANSION
 PD MASTER DEVELOPMENT PLAN

SHEET NUMBER
C4.0



PARKING REQUIREMENTS:

STUDENTS	10 SPACES PER 100 STUDENTS
FACULTY & STAFF	1 SPACE PER EMPLOYEE
TOTAL STUDENT ENROLLMENT	870 STUDENTS
TOTAL FACULTY & STAFF	84 EMPLOYEES
TOTAL REQUIRED SPACES	1,004 SPACES
EXISTING SPACES	138 SPACES
REQUIRED SPACES	866 SPACES

VEHICLE OPERATING REQUIREMENTS:

VEHICLES (1 SPACE PER 100 STUDENTS)	100 SPACES
FACULTY AND STAFF (1 SPACE PER 100 EMPLOYEES)	84 SPACES
TOTAL VEHICLE OPERATING REQUIREMENTS	184 SPACES

CRITICAL SPACE REQUIREMENTS - SEMINOLE COUNTY:

TOTAL OPEN SPACE REQUIRED	2,132 AC (62%)
TOTAL OPEN SPACE AVAILABLE	1,000 AC (28%)

THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

SITE DATA:

PD SITE AREA (EXISTING METLANDS)	42.79 ACRES
EXISTING ZONING	R-10
EXISTING UTILITY LAND USE	MIXED, URS
PROPOSED UTILITY LAND USE	VACANT, RESIDENTIAL, SCHOOL
PROPOSED LAND USE BACKLOG	SEE & RECALL SCHOOL
PROPOSED BUILDING AREA	76,775 SQ FT
PROPOSED BUILDING SURFACE AREA	0.88 AC
TOTAL ON-SITE IMPROVED AREAS	99%
LANDSCAPE BUFFER AREAS	19 FT
LANDSCAPE BUFFER AREAS	15 FT
LANDSCAPE BUFFER AREAS	10 FT
LANDSCAPE BUFFER AREAS	5 FT
LANDSCAPE BUFFER AREAS	15 FT
LANDSCAPE BUFFER AREAS	10 FT
LANDSCAPE BUFFER AREAS	5 FT

UTILITY SERVICE PROVIDER:
 THIS SITE CURRENTLY LIES WITHIN THE CITY OF LAKE WORTH. THE CITY OF LAKE WORTH HAS GRANTED PERMISSION TO THE CITY OF SEMINOLE COUNTY TO PROVIDE UTILITY SERVICES TO THIS SITE. THE CITY OF LAKE WORTH HAS GRANTED PERMISSION TO THE CITY OF SEMINOLE COUNTY TO PROVIDE UTILITY SERVICES TO THIS SITE. THE CITY OF LAKE WORTH HAS GRANTED PERMISSION TO THE CITY OF SEMINOLE COUNTY TO PROVIDE UTILITY SERVICES TO THIS SITE. THE CITY OF LAKE WORTH HAS GRANTED PERMISSION TO THE CITY OF SEMINOLE COUNTY TO PROVIDE UTILITY SERVICES TO THIS SITE.

NOTE: ALL INFORMATION CAN BE FOUND ON THE SURVEY. PROPERTY OWNER: PROPERTY EDUCATION HOLDINGS, LLC. 2220-23-03-017A-0000. PARCEL ID: 2220-23-03-017A-0000. ZONING: R-10A. FLU LDR.

OWNER: AEREA SQUARE LLC
 2220-23-03-017A-0000
 PARCEL ID: 2220-23-03-017A-0000
 ZONING: R-10A
 FLU LDR

OWNER: AEREA SQUARE LLC
 2220-23-03-017A-0000
 PARCEL ID: 2220-23-03-017A-0000
 ZONING: R-10A
 FLU LDR

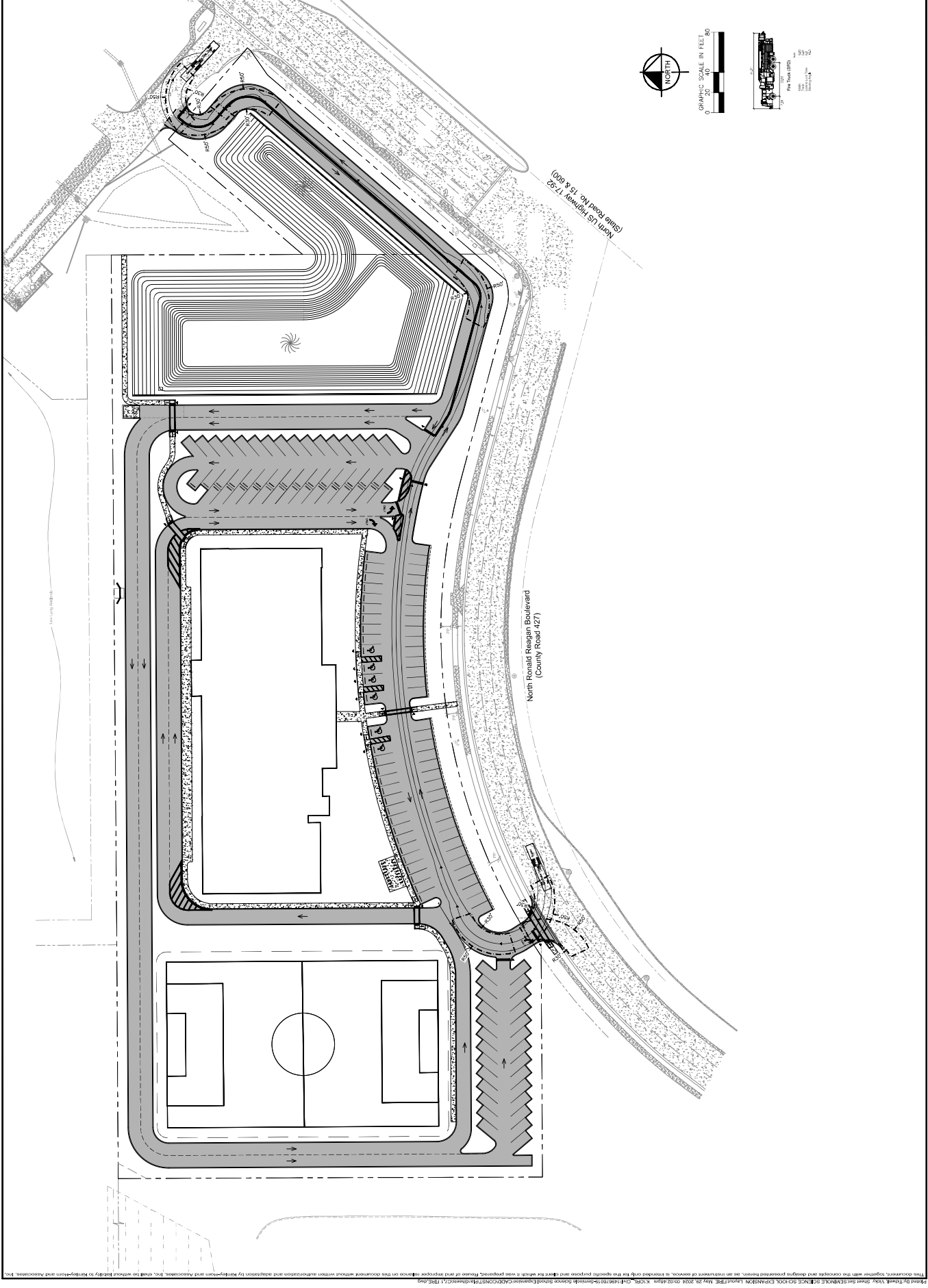
OWNER: AEREA SQUARE LLC
 2220-23-03-017A-0000
 PARCEL ID: 2220-23-03-017A-0000
 ZONING: R-10A
 FLU LDR

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DATE	5/28/2024
SCALE	AS SHOWN
DESIGNED BY	JEFFREY R. SMISHER, P.E.
CHECKED BY	JEFFREY R. SMISHER, P.E.
DATE	6/27/25
PROJECT	SEMIOLE SCIENCE SCHOOL EXPANSION
PROJECT NO.	2024-0001

Kimley»Horn
 200 S. ORANGE AVENUE, SUITE 500, ORLANDO, FL 32834
 PHONE (407) 998-1511
 WWW.KIMLEY-HORN.COM REGISTRY NO. 26106

NO.	REVISIONS	DATE	BY



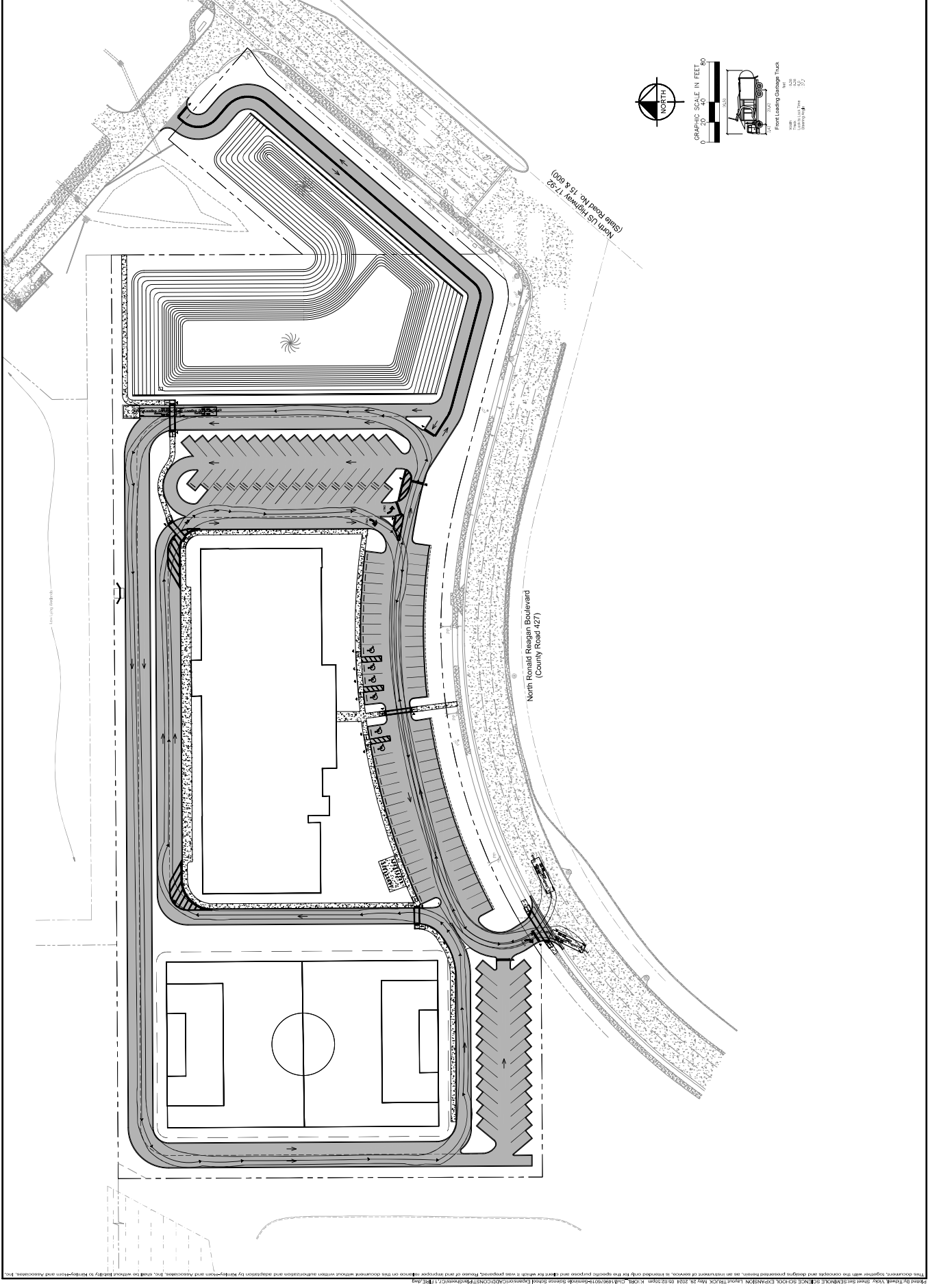
This document, together with the concepts and designs presented herein, are an integral part of the contract documents for the project and shall be taken as a whole. It is intended for the specific project and shall not be used for any other project without the written authorization and approval of Kimley-Horn and Associates, Inc. (K&H). K&H shall not be held responsible for any errors or omissions in this document. The user of this document shall be held responsible for any errors or omissions in this document. The user of this document shall be held responsible for any errors or omissions in this document. The user of this document shall be held responsible for any errors or omissions in this document.

TRUCK ROUTING
PLAN

DATE	6/27/25
DESIGNED BY	JEFFREY R. SMISHER, P.E.
CHECKED BY	JEFFREY R. SMISHER, P.E.
SCALE	AS SHOWN
DATE	5/29/2024
PROJECT	14587019
DESCRIPTION	SEMINOLE SCIENCE SCHOOL EXPANSION
PROJECT	14587019
DATE	5/29/2024
SCALE	AS SHOWN
CHECKED BY	JEFFREY R. SMISHER, P.E.
DESIGNED BY	JEFFREY R. SMISHER, P.E.
DATE	6/27/25

Kimley»Horn
 LICENSED PROFESSIONAL ENGINEER
 200 S. ORANGE AVENUE, SUITE 500, ORLANDO, FL 32835
 PHONE (407) 998-1511
 WWW.KIMLEY-HORN.COM REGISTRY NO. 26106

NO.	REVISIONS	DATE	BY



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Property Record Card



Parcel: 22-20-30-300-022F-0000
Property Address:
Values: 2024 Market \$2,517,975 Assessed \$2,517,975
Owners: DISCOVERY EDUCATION HOLDINGS LLC

Parcel Location



Site View

Parcel Information

Parcel	22-20-30-300-022F-0000
Property Address	
Mailing Address	2427 LYNX LN ORLANDO, FL 32804-4720
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	29-CHARTER SCHOOL(2024)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$2,517,975	\$811,465
Land Value Agriculture	\$0	\$0
Market Value	\$2,517,975	\$811,465
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$2,517,975	\$811,465

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,798.98
Tax Bill Amount	\$10,798.98
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DISCOVERY EDUCATION HOLDINGS LLC

Note: 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	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,517,975	\$2,517,975	\$0
Schools	\$2,517,975	\$2,517,975	\$0
FIRE	\$2,517,975	\$2,517,975	\$0
ROAD DISTRICT	\$2,517,975	\$2,517,975	\$0
SJWM(Saint Johns Water Management)	\$2,517,975	\$2,517,975	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/12/2023	\$3,000,000	10521/1670	Improved	Yes
WARRANTY DEED	8/1/2001	\$687,500	04162/1080	Vacant	No

Land

Units	Rate	Assessed	Market
5.30 Acres	\$475,000/Acre	\$2,517,975	\$2,517,975

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
02802	DEMOLITION; PAD PER PERMIT 2075 N CR 427	\$0		4/1/2000

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 22

School Districts

Elementary	Highlands
Middle	Greenwood Lakes
High	Lake Mary

Utilities

Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
Phone (Analog)	AT&T
Water	Lake Mary
Sewage	City Of Lake Mary
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Record Card

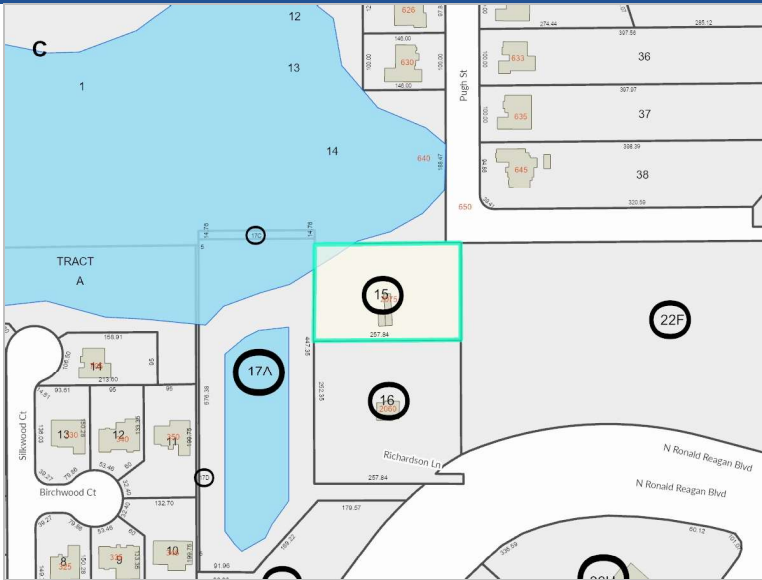


Parcel 22-20-30-300-0150-0000

Property Address 2075 RICHARDSON LN LAKE MARY, FL 32746

Parcel Location

Site View



22203030001500000 02/03/2024

Parcel Information

Value Summary

Parcel	22-20-30-300-0150-0000
Owner(s)	DISCOVERY EDUCATION HOLDINGS LLC
Property Address	2075 RICHARDSON LN LAKE MARY, FL 32746
Mailing	2427 LYNX LN ORLANDO, FL 32804-4720
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	02-MOBILE/MANUFACTURED HOME
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$25,950	\$25,010
Depreciated Other Features	\$1,840	\$1,600
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture		
Just/Market Value	\$122,790	\$121,610
Portability Adjustment		
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$55,737	\$60,653
P&G Adjustment	\$0	\$0
Assessed Value	\$67,053	\$60,957

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$1,618.39 **2023 Tax Savings with Non-Hx Cap** \$480.98
2023 Tax Bill Amount \$1,137.41

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E
 N 170 FT OF E 257.84 FT OF NW 1/4 OF SW 1/4 (LESS RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$67,053	\$0	\$67,053
SJWM(Saint Johns Water Management)	\$67,053	\$0	\$67,053
FIRE	\$67,053	\$0	\$67,053
COUNTY GENERAL FUND	\$67,053	\$0	\$67,053
Schools	\$122,790	\$0	\$122,790

Sales

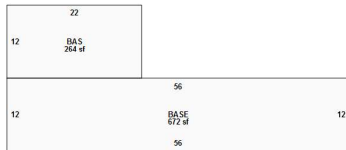
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	04/12/2024	10611	1640	\$1,250,000	Yes	Improved
QUIT CLAIM DEED	08/16/2022	10298	1964	\$100	No	Improved
WARRANTY DEED	06/01/2004	05383	1818	\$59,000	Yes	Improved
QUIT CLAIM DEED	06/01/2004	05383	1817	\$100	No	Vacant
QUIT CLAIM DEED	01/01/2003	04698	0304	\$100	No	Improved
FINAL JUDGEMENT	04/01/2002	04383	0298	\$100	No	Improved
WARRANTY DEED	12/01/1988	02023	0279	\$39,900	No	Improved
QUIT CLAIM DEED	01/01/1986	01719	1811	\$100	No	Vacant
WARRANTY DEED	09/01/1985	01674	1221	\$29,500	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1	\$95,000.00	\$95,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MOBILE HOME	1977	2	1.0	3	672	936	936	MOBILE HOME ABOVE AV	\$25,950	\$64,874	Description	Area
												BASE	264.00



Sketch by Apen Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
03107	2075 RICHARDSON LN: PLUMBING - RESIDENTIAL-	County	\$250		3/4/2024
03108	2075 RICHARDSON LN: DEMO RESIDENTIAL-	County	\$4,000		3/12/2024

Other Features

Description	Year Built	Units	Value	New Cost
SCREEN PATIO 1	04/01/1977	1	\$1,400	\$3,500
PATIO 1	04/01/1977	1	\$440	\$1,100

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	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	MON/THU	THU	WED	Waste Pro

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

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Property Record Card

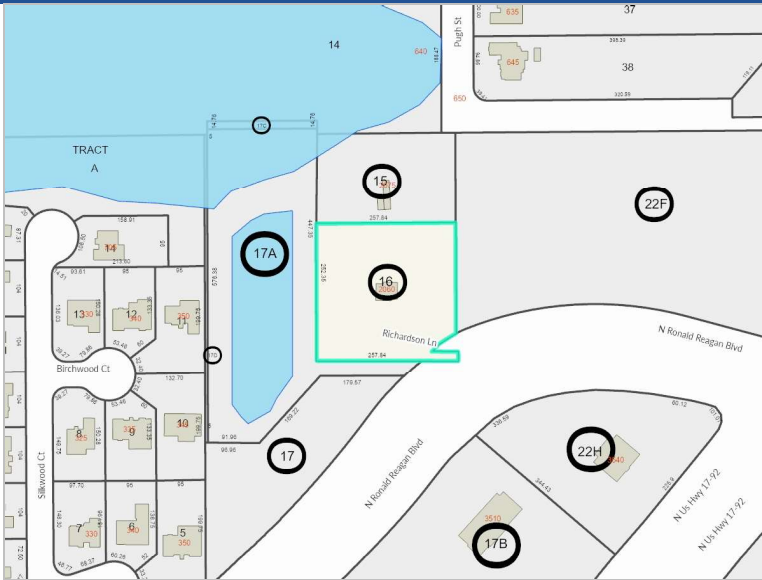


Parcel 22-20-30-300-0160-0000

Property Address 2060 RICHARDSON LN LAKE MARY, FL 32746

Parcel Location

Site View



22203030001600000 02/03/2024

Parcel Information

Value Summary

Parcel	22-20-30-300-0160-0000
Owner(s)	DISCOVERY EDUCATION HOLDINGS LLC
Property Address	2060 RICHARDSON LN LAKE MARY, FL 32746
Mailing	2427 LYNX LN ORLANDO, FL 32804-4720
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$44,385	\$43,815
Depreciated Other Features	\$5,300	\$4,777
Land Value (Market)	\$134,100	\$134,100
Land Value Agriculture		
Just/Market Value	\$183,785	\$182,692
Portability Adjustment		
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$18,067	\$32,039
P&G Adjustment	\$0	\$0
Assessed Value	\$165,718	\$150,653

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$2,431.27 **2023 Tax Savings with Non-Hx Cap** \$254.07
2023 Tax Bill Amount \$2,177.20

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E
 S 252.35 FT OF N 422.35 FT
 OF E 257.84 FT OF NW 1/4
 OF SW 1/4 (LESS RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$165,718	\$0	\$165,718
SJWM(Saint Johns Water Management)	\$165,718	\$0	\$165,718
FIRE	\$165,718	\$0	\$165,718
COUNTY GENERAL FUND	\$165,718	\$0	\$165,718
Schools	\$183,785	\$0	\$183,785

Sales

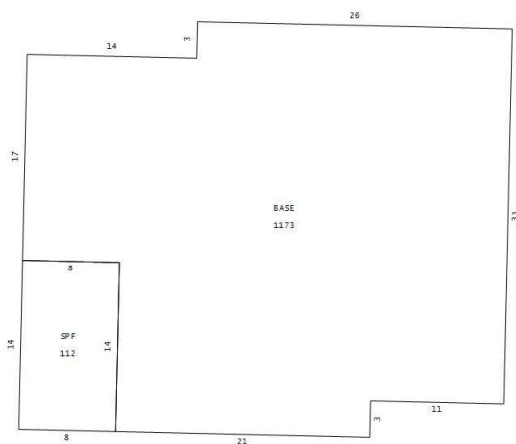
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	04/12/2024	10611	1640	\$1,250,000	Yes	Improved
WARRANTY DEED	06/01/2004	05398	0928	\$135,000	Yes	Improved
QUIT CLAIM DEED	01/01/2003	04698	0304	\$100	No	Improved
FINAL JUDGEMENT	04/01/2002	04383	0298	\$100	No	Improved
WARRANTY DEED	07/01/1986	01757	0595	\$44,000	No	Improved
WARRANTY DEED	02/01/1981	01321	1116	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.49	\$90,000.00	\$134,100

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area				
1	SINGLE FAMILY	1953	2	1.0	3	1,173	1,285	1,173	SIDING GRADE 3	\$44,385	\$98,634	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>SCREEN PORCH FINISHED</td> <td style="text-align: right;">112.00</td> </tr> </tbody> </table>	Description	Area	SCREEN PORCH FINISHED	112.00	
Description	Area																
SCREEN PORCH FINISHED	112.00																



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
13706	2060 RICHARDSON LN: PLUMBING - RESIDENTIAL-Residential	County	\$4,105		8/31/2023

Other Features

Description	Year Built	Units	Value	New Cost
COVERED PATIO 1	07/01/2000	1	\$1,100	\$2,750
ACCESSORY BLDG 1	07/01/2000	1	\$1,000	\$2,500
ACCESSORY BLDG 1	07/01/1980	1	\$1,000	\$2,500
SCREEN PATIO 2	07/01/1995	1	\$2,200	\$5,500

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	CITY OF LAKE MARY	MON/THU	THU	WED	Waste Pro

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

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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 or call us at: (407) 665-7371.

Receipt Details

Date: 6/25/2024 5:04:49 PM
Project: 24-20500006
Credit Card Number: 44*****9226
Authorization Number: 051093
Transaction Number: 25062403B-FFDF66C1-3D78-4D92-99F9-40E12B8DDA3A
Total Fees Paid: 5922.90

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	122.90
REZONE WITH LUA (50% OF FEE)14	5800.00
Total Amount	5922.90