



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

PROJ. #: 23-80000056
PM: Kathy
REC'D: 4/14/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Creative World School at Balmy Beach

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

TOTAL ACREAGE: 1.57

BCC DISTRICT:

ZONING: Balmy Beach Marketplace PD

FUTURE LAND USE: COM

APPLICANT

NAME: Greg Michael, VP

COMPANY: Creative World Schools Franchising Co, Inc.

ADDRESS:

CITY:

STATE:

ZIP:

PHONE: 561-755-3635

EMAIL: gregm@creativeworldschool.com

CONSULTANT

NAME: Jay M. Gill, P.E.

COMPANY: Planeng, Inc.

ADDRESS: 501 Fitzgerald Street

CITY: Pensacola

STATE:

FL

ZIP: 32505

PHONE: 850-444-9493

EMAIL: jay@planeng.com

PROPOSED DEVELOPMENT

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

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

STAFF USE ONLY

COMMENTS DUE: 4/21/23

COM DOC DUE: 4/28/23

DRC MEETING: 5/3/23

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: COM

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

W/S: Seminole County

BCC: 3- Constantine

April 14, 2023

Plan Desk

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

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

Dear Plan Desk Staff,

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

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

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

Sincerely,

Planeng, Inc.



Jay M. Gill, P.E.
Senior Engineer

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

Property Record Card



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

Property Address

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2023 Working Values	2022 Certified Values
Parcel	07-21-29-524-0000-0050		
Owner(s)	TAURUS CD 186 BALMY BEACH FL LP		
Property Address			
Mailing	610 N WYMORE RD #200 MAITLAND, FL 32751		
Subdivision Name	BALMY BEACH MARKETPLACE		
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	10-VAC GENERAL-COMMERCIAL		
Exemptions	None		
AG Classification	No		
Valuation Method		Cost/Market	Cost/Market
Number of Buildings		0	0
Depreciated Bldg Value			
Depreciated EXFT Value			
Land Value (Market)		\$623,267	\$599,478
Land Value Ag			
Just/Market Value		\$623,267	\$599,478
Portability Adj			
Save Our Homes Adj		\$0	\$0
Amendment 1 Adj		\$0	\$1,360
P&G Adj		\$0	\$0
Assessed Value		\$623,267	\$598,118

2022 Certified Tax Summary

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

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

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

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp

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

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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

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

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

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



**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: 4/14/2023 10:12:43 AM
Project: 23-80000056
Credit Card Number: 41*****4249
Authorization Number: 07307G
Transaction Number: 140423C18-25F78365-BAB3-4EFA-B16E-2B2B0D777A1B
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50