



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

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

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

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

APPLICANT

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

CONSULTANT

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

PROPOSED DEVELOPMENT

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

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

STAFF USE ONLY

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

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

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

Seminole Science Charter School

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

Project Description:

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

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

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

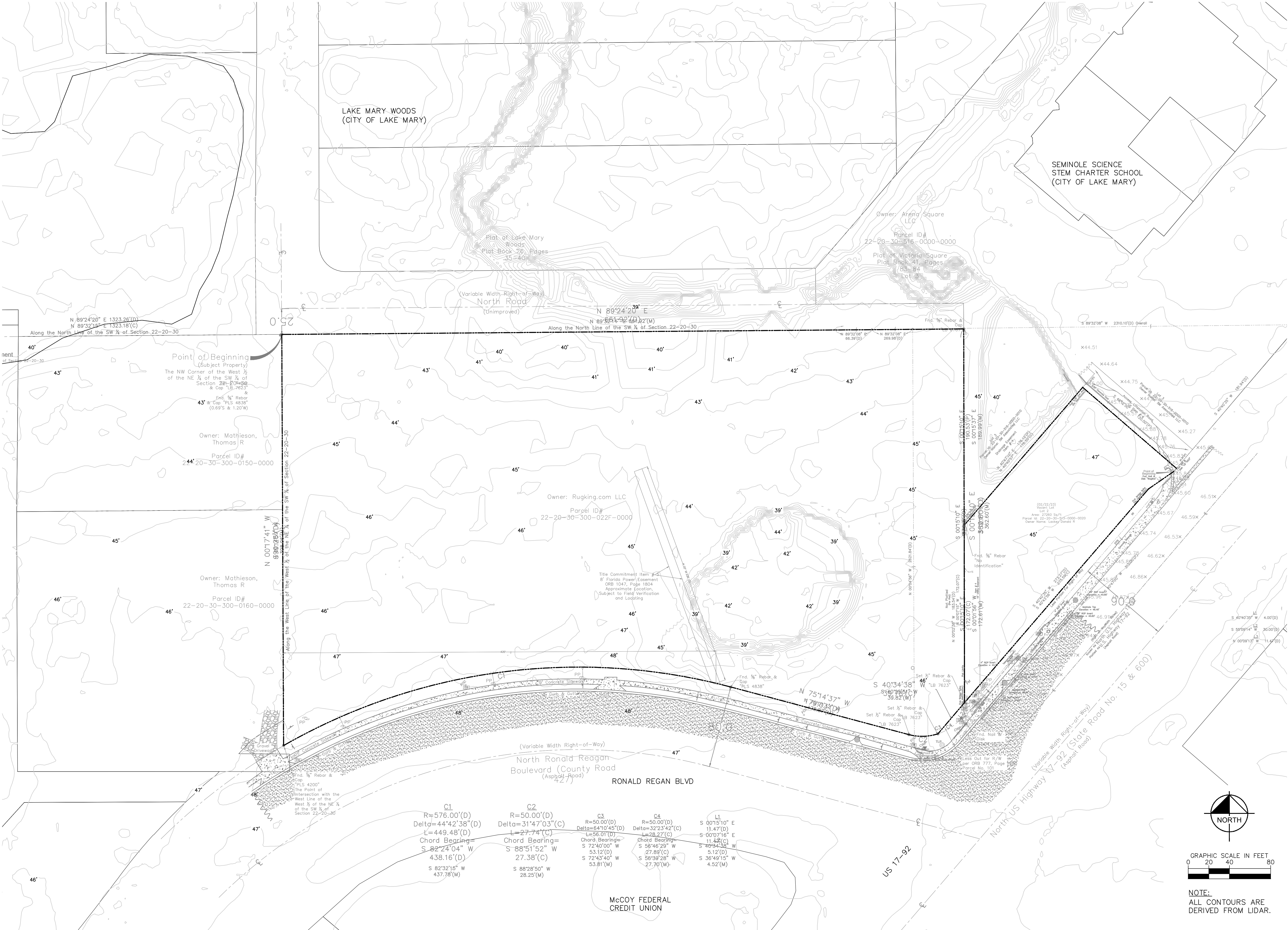
The applicant plans for occupancy in August 2025.

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

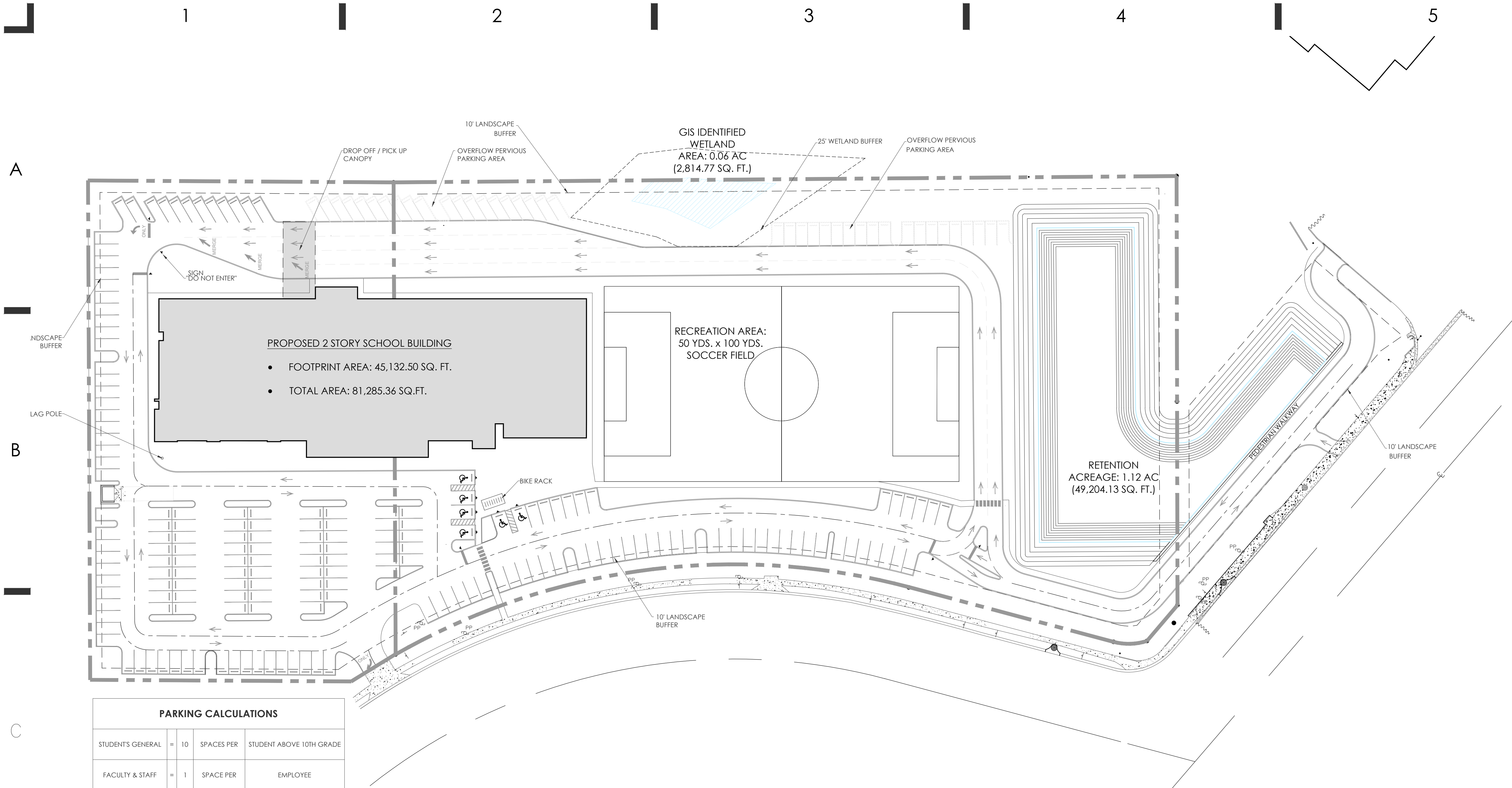


KHA PROJECT 149604001		LICENSED PROFESSIONAL		Kimley»Horn	
DATE 02/15/2024				© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-696-1511 WWW.KIMLEY-HORN.COM	
SCALE AS SHOWN				REVISIONS	
DESIGNED BY VNT				No.	
DRAWN BY VNT				DATE	
CHECKED BY JRS		DATE		BY	
SEMINOLE SCIENCE SCHOOL EXPANSION		FLORIDA			
SEMINOLE COUNTY					
SHEET NUMBER EX 1-1					

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



KHA PROJECT 149804001		DATE 02/15/2024		SCALE AS SHOWN		DESIGNED BY VNT		DRAWN BY VNT		CHECKED BY JRS		DATE BY			
		DATE 02/15/2024		SCALE AS SHOWN		DESIGNED BY VNT		DRAWN BY VNT		CHECKED BY JRS		DATE BY			
KIMLEY»HORN												REVISIONS		No.	
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106															
BASEMAP												FLORIDA		SEMINOLE COUNTY	
SEMINOLE SCIENCE SCHOOL EXPANSION												SHEET NUMBER		EX 1-1	



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



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

CONCEPTUAL DESIGN

SEMINOLE SCIENCE CHARTER SCHOOL EXPANSION

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

REVISIONS		
MARK	DATE	DESCRIPTION

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

SCHEMATIC SITEPLAN LAYOUT

A001

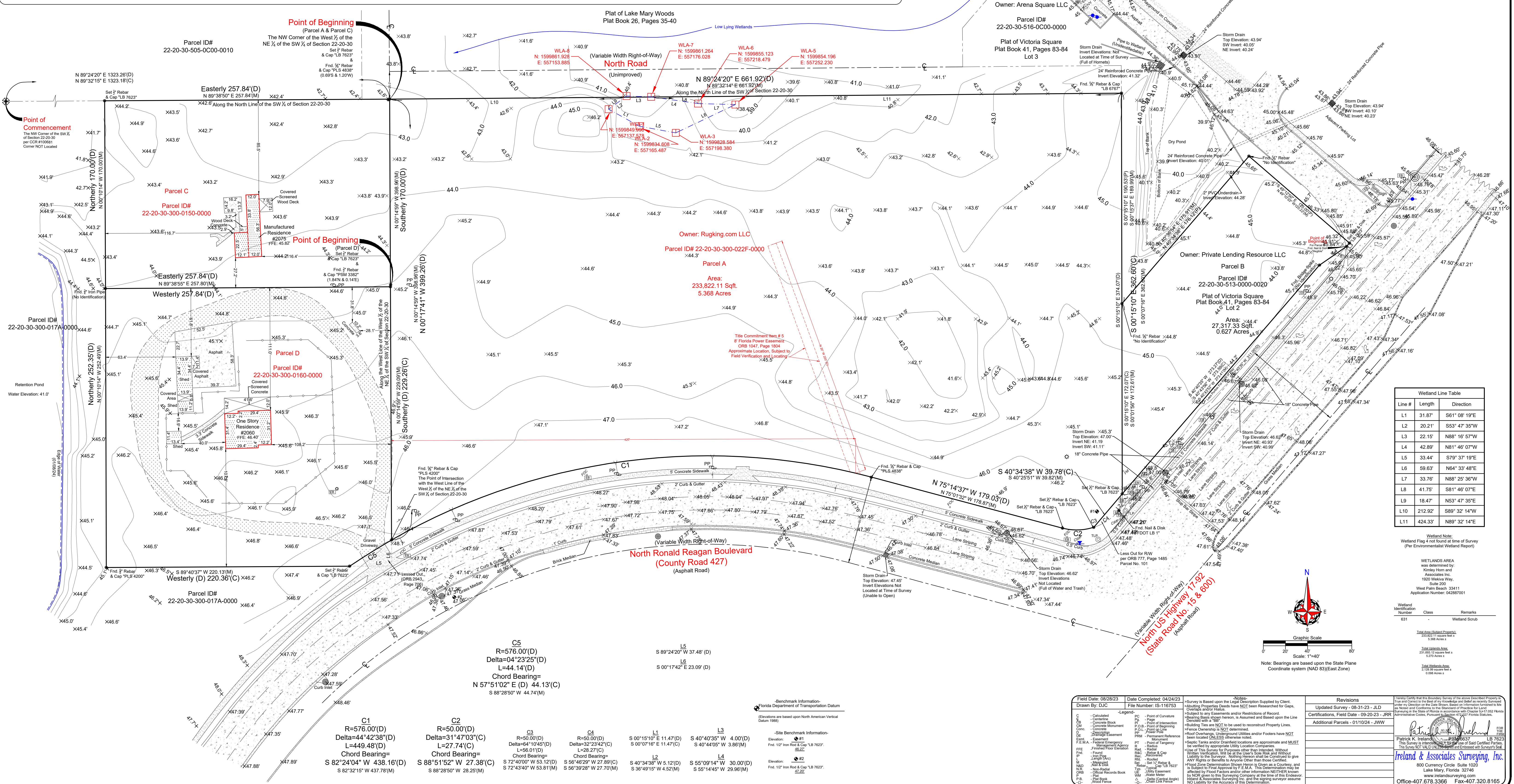
Parcel A Legal Description:

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

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

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 9/28/2007

Certified To: Discovery Education Holdings, LLC,



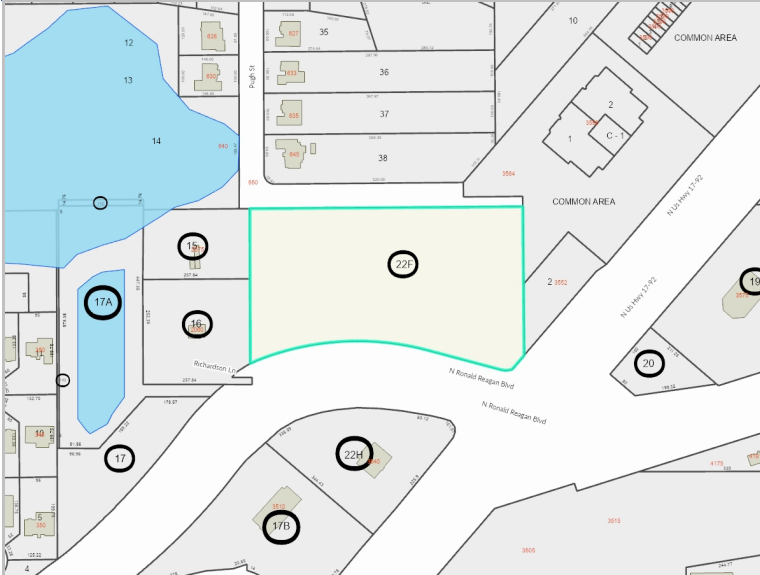
Property Record Card



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

Property Address N RONALD REAGAN BLVD LAKE MARY, FL 32746

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	22-20-30-300-022F-0000
Owner(s)	DISCOVERY EDUCATION HOLDINGS LLC
Property Address	N RONALD REAGAN BLVD LAKE MARY, FL 32746
Mailing	2427 LYNX LN ORLANDO, FL 32804-4720
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$2,517,975	\$811,465
Land Value Ag		
Just/Market Value	\$2,517,975	\$811,465
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$2,517,975	\$811,465

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$10,798.98
2023 Tax Bill Amount \$10,798.98

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

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

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

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

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

Extra Features					
Description	Year Built	Units	Value	New Cost	

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

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

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

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

Property Record Card

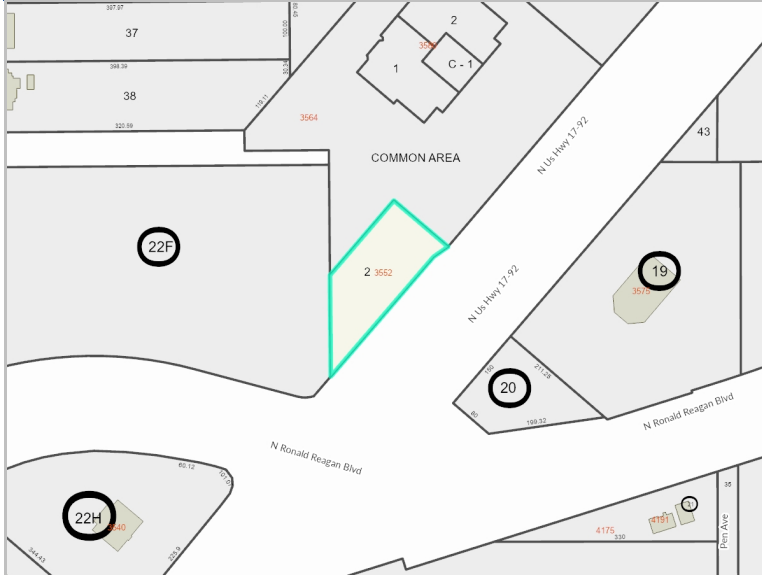


Parcel 22-20-30-513-0000-0020

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

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2024 Working Values	2023 Certified Values
		Cost/Market	Cost/Market
Parcel	22-20-30-513-0000-0020		
Owner(s)	DISCOVERY EDUCATION HOLDINGS LLC		
Property Address	3552 N US HWY 17-92 LAKE MARY, FL 32746		
Mailing	2427 LYNX LN ORLANDO, FL 32804-4720		
Subdivision Name	VICTORIA SQUARE		
Tax District	M1-LAKE MARY		
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)		\$260,824	\$257,569
Land Value Ag			
Just/Market Value		\$260,824	\$257,569
Portability Adj			
Save Our Homes Adj		\$0	\$0
Non-Hx 10% Cap (AMD 1)		\$0	\$0
P&G Adj		\$0	\$0
Assessed Value		\$260,824	\$257,569

2023 Certified Tax Summary

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

2023 Tax Bill Amount \$3,611.61

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

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

Sales

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

Land

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

Building Information Permits

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

Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

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

Political Representation

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

School Information

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



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/16/2024 9:51:19 AM
Project: 24-80000015
Credit Card Number: 44*****1670
Authorization Number: 085109
Transaction Number: 160224C1A-3AB0A868-71E0-46D9-9BF8-336031AF8137
Total Fees Paid: 52.50

Fees Paid

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