



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

PROJ. #: 25-80000045
 PM: Hilary
 REC'D: 4/8/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME: <u>Light Years Ahead Academy</u>	
PARCEL ID #(S): <u>14-21-29-SD1-OADD-0010</u>	
TOTAL ACREAGE: <u>.57</u>	BCC DISTRICT: <u>3 Constantine</u>
ZONING: <u>R1</u>	FUTURE LAND USE: <u>LDR</u>

APPLICANT

NAME: <u>Anita Ramnarayan</u>	COMPANY: <u>Xena Property Group</u>
ADDRESS: <u>748 Brooks Field Drive</u>	
CITY: <u>Winter Garden</u>	STATE: <u>FL</u> ZIP: <u>34787</u>
PHONE: <u>(516) 770-5286</u>	EMAIL: <u>anitamramnarayan@gmail.com</u>

CONSULTANT

NAME:	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: _____

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>4/18</u>	COM DOC DUE: <u>4/24</u>	DRC MEETING: <u>5/7</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-1</u>	FLU: <u>LDR</u>	LOCATION: <u>on the southwest corner of Lovaine Dr & Douglas Ave</u>
W/S: <u>Altamonte Springs</u>	BCC: <u>3: Constantine</u>	

Agenda: 5/2

April 2, 2025

To Whom It May Concern:

This document is a request for a Special Exemption for the property located at 398 Douglas Avenue, Altamonte Springs FL 32714, Parcel# 14-21-29-501-0A00-0010.

This property is currently zoned R1, Residential/Single Family.

We are requesting a Special Exception to operate the property at 398 Douglas Avenue, Altamonte Springs FL 32714 as a Daycare/Pre School/VPK/Kindergarten.

We purchased this property on November 30, 2022, as an existing fully operational Daycare/Pre School/VPK. The property has been operating as such since November 30, 2022 to present.

We would like to add Private Kindergarten to the services offered at our center. After requesting a Fire Inspection of our property, we were informed that a Zoning Confirmation Letter is required from Seminole County Planning and Development since the property is zoned as residential.

We contacted the Department of Planning and Development and were informed our property is permitted to operate as a Daycare/Pre School/VPK/Kindergarten with a Special Exception and there is currently no Special Exception on file.

On March 27, 2025, I went into the Department of Planning and Zoning and was told once again that there is no Special Exception on file for our property. I was told a Pre Application needs to be submitted as well as a Special Exception Application.

I went into the Department of Planning and Zoning on March 28, 2025 and was able to speak with a planner who advised me the zoning regulations changed on April 1, 2024, so while our property may have been zoned to operate as a Daycare/Pre School/VPK previously, it is no longer zoned as such and a Special Exception is required. I was informed that notification was not sent informing us of this zoning change.

There will be no structural changes made to the property to operate the kindergarten program. The program will be run in an existing vacant classroom.

We are requesting this Special Exemption be expedited to ensure we can continue operating as a Daycare/Pre School/VPK and to ensure we are able to begin our Kindergarten program in August 2025. We have several families that have shown interest in our Kindergarten program and are relying on our center for this program.

Our Child Care center currently serves 87 children in the community, 10 of which will be participating in our Private Kindergarten Program. The goal of our Child Care Center is to provide a nurturing and inclusive environment where children thrive through play, exploration, and meaningful interactions. We are committed to fostering a love of learning, celebrating diversity, and partnering with families to create a foundation for lifelong success.

Please advise if anything else is needed to process/expedite this application.

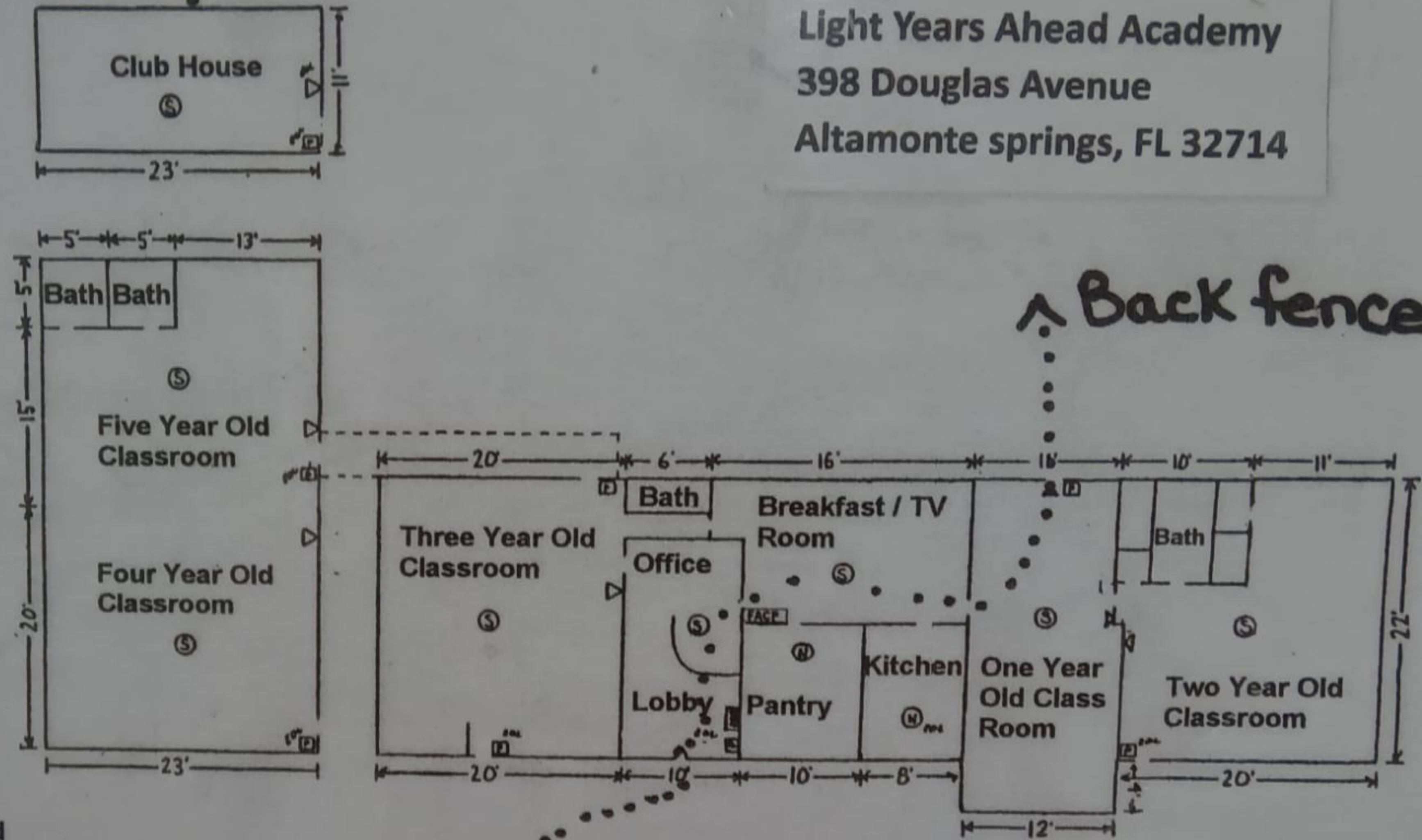
Respectfully,

A handwritten signature in black ink, appearing to read "Anita Ramnarayan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Anita Ramnarayan
Xena Property Group
(516) 770-5286
anitamramnarayan@gmail.com

Breakfast/TV Room

Light Years Ahead Academy
 398 Douglas Avenue
 Altamonte springs, FL 32714



Legend

- FIRE ALARM CONTROL PANEL
- REMOTE ANNUNCIATOR
- SMOKE DETECTOR
- HEAT DETECTOR
- PULL STATION
- HORN/STROBE

ZONE

DESCRIPTION

- | | |
|---|--------------------------|
| 1 | Office Lobby Area |
| 2 | Two Year Old Classroom |
| 3 | One Year Old Classroom |
| 4 | Kitchen / Pantry Area |
| 5 | Breakfast / T.V. Room |
| 6 | Three Year Old Classroom |
| 7 | Four Year Old Classroom |
| 8 | Five Year Old Classroom |
| 9 | Club House |

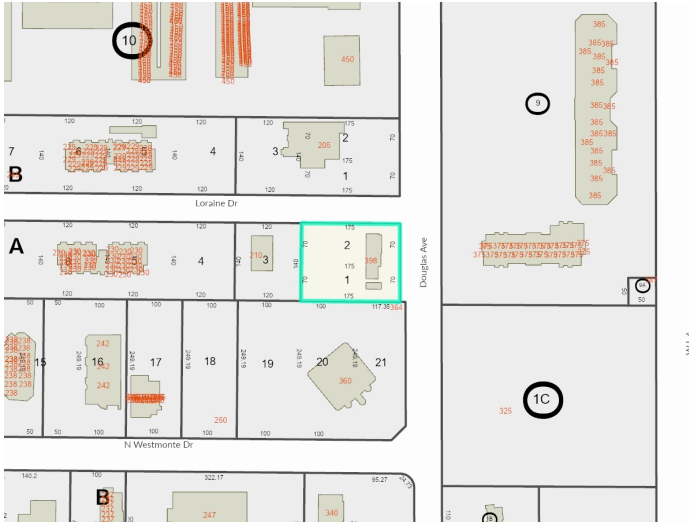
Parking Lot

Property Record Card



Parcel: 14-21-29-501-0A00-0010
Property Address: 398 DOUGLAS AVE ALTAMONTE SPRINGS, FL 32714
Owners: XENA PROPERTY GROUP LLC
 2025 Market Value \$734,386 Assessed Value \$653,850 Taxable Value \$653,850
 2024 Tax Bill \$7,851.55
 Private School & College property w/1st Building size of 2,364 SF and a lot size of 0.57 Acres

Parcel Location



Site View



Parcel Information

Parcel	14-21-29-501-0A00-0010
Property Address	398 DOUGLAS AVE ALTAMONTE SPRINGS, FL 32714
Mailing Address	748 BROOKS FIELD DR WINTER GARDEN, FL 34787-2250
Subdivision	IOWANA SUBD AMENDED PLAT
Tax District	01:County Tax District
DOR Use Code	72:Private School & College
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$372,190	\$313,408
Depreciated Other Features	\$13,792	\$11,991
Land Value (Market)	\$348,404	\$269,010
Land Value Agriculture	\$0	\$0
Just/Market Value	\$734,386	\$594,409
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$80,536	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$653,850	\$594,409

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,851.55
Tax Bill Amount	\$7,851.55
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
XENA PROPERTY GROUP LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 + 2 BLK A IOWANA SUBD AMENDED
PLAT PB 10 PG 11

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$653,850	\$0	\$653,850
Schools	\$734,386	\$0	\$734,386
FIRE	\$653,850	\$0	\$653,850
ROAD DISTRICT	\$653,850	\$0	\$653,850
SJWM(Saint Johns Water Management)	\$653,850	\$0	\$653,850

Sales

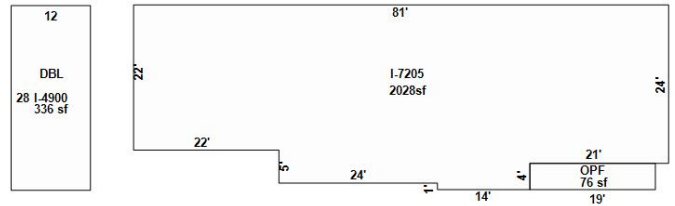
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/30/2022	\$1,250,000	10357/0949	Improved	No
CORRECTIVE DEED	4/1/2008	\$100	06974/1037	Improved	No
WARRANTY DEED	3/1/2008	\$800,000	06955/1522	Improved	No
WARRANTY DEED	5/1/2006	\$560,000	06283/0001	Improved	No
WARRANTY DEED	5/1/1995	\$225,000	02920/1592	Improved	No
WARRANTY DEED	10/1/1986	\$580,000	01786/0060	Improved	No
WARRANTY DEED	1/1/1980	\$120,000	01263/1292	Improved	No
WARRANTY DEED	7/1/1979	\$106,000	01235/1726	Improved	Yes

Land

Units	Rate	Assessed	Market
24,886 SF	\$14/SF	\$348,404	\$348,404

Building Information	
#	1
Use	COMM/RES
Year Built*	1957/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2364
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$278,976
Assessed	\$235,735

* Year Built = Actual / Effective



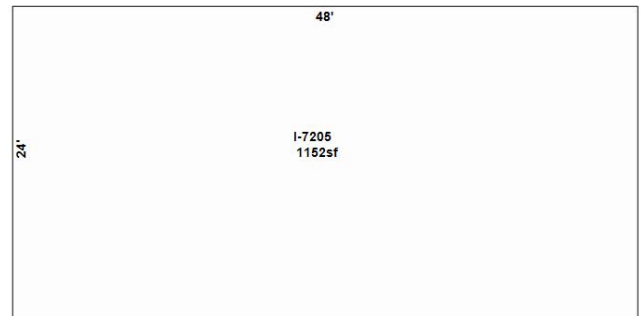
Building 1

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	76

Building Information	
#	2
Use	COMM/RES
Year Built*	1957/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1152
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$161,485
Assessed	\$136,455

* Year Built = Actual / Effective



Building 2

Permits

Permit #	Description	Value	CO Date	Permit Date
13503	REROOF	\$8,100		8/14/2018
02423	RE-ROOF.	\$3,995		4/5/2013
03223	RE-FACE EXISTING SIGN	\$1,200		3/23/2006

05804

RE-ROOF (KIDS UNITED)

\$2,180

6/1/2001

Extra Features

Description	Year Built	Units	Cost	Assessed
COMM: CARPORT	1979	560	\$4,833	\$1,933
4' CHAIN LINK FENCE - LIN FT	1979	552	\$5,934	\$2,374
COMMERCIAL CONCRETE DR 4 IN	1979	1610	\$8,758	\$3,503
COMMERCIAL ASPHALT DR 3 IN	1979	4464	\$14,954	\$5,982

Zoning

Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

School Districts

Elementary	Sabal Point
Middle	Milwee
High	Lyman

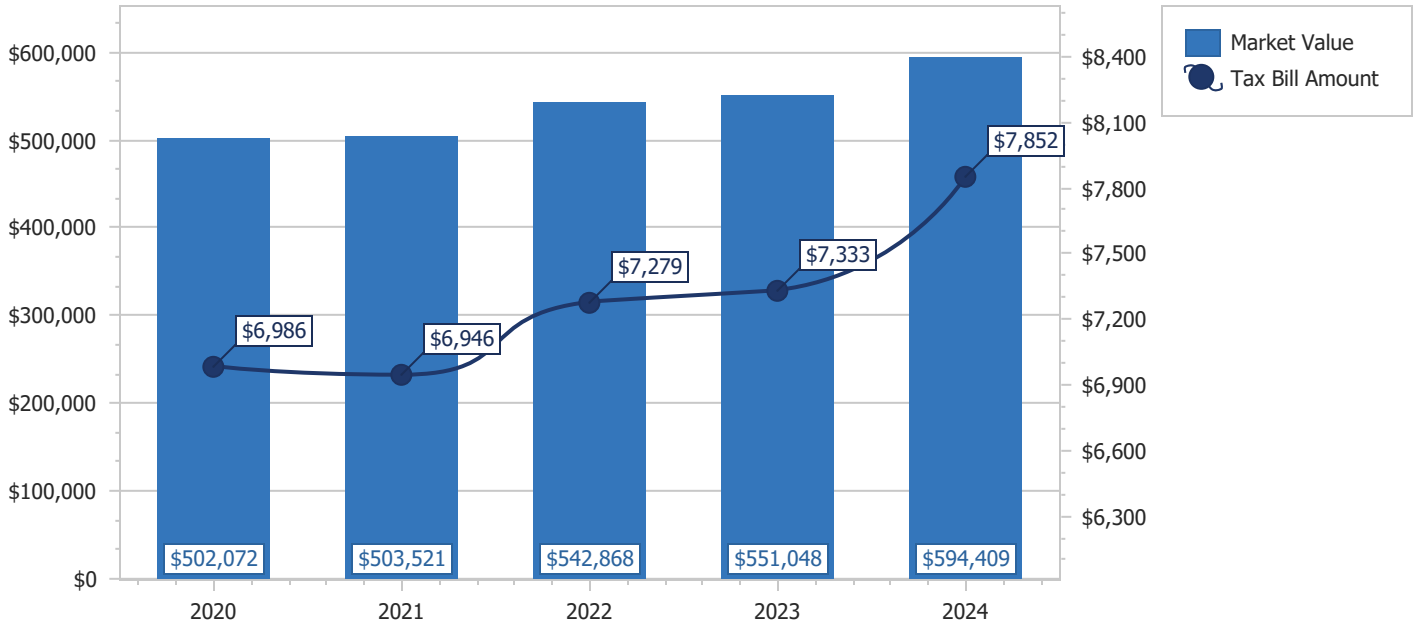
Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 42

Utilities

Fire Station #	Station: 12 Zone: 121
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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4/08/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 11:10:07
 PROJ # 25-80000045 RECEIPT # 0098150
 OWNER:
 JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
TOTAL FEES DUE.....:		50.00	
AMOUNT RECEIVED.....:		50.00	

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	00000000119	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	XENA PROPERTY GROUP, LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE