



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

PROJ. #: 24-80000018

Received: 2/21/24

Paid: 2/21/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☐ PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME: 1231 N. Brassie Change of Use

PARCEL ID #(S): 33-20-30-506-0000-003A

TOTAL ACREAGE: 0.46 Acres

BCC DISTRICT:

ZONING: C-2

FUTURE LAND USE: MXD

#### APPLICANT

NAME: Kaveh Albekord

COMPANY:

ADDRESS: 853 S.R. 436, Suite 2059

CITY: Casselberry

STATE: FL

ZIP: 32789

PHONE: 407-821-7821

EMAIL: kaveh@albekord.com

#### CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Change of Use

#### STAFF USE ONLY

COMMENTS DUE: 3/1

COM DOC DUE: 3/7

DRC MEETING: 3/13

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: MXD

LOCATION:

W/S: Longwood

BCC: 2: Zembower

on the west side of Brassie Dr,  
south of Florida Ave

February 15<sup>th</sup>, 2024

Seminole County  
Planning & Development Division  
101 East First Street, Room 2028  
Sanford, FL 32771

To Whom It May Concern:

As the owner of the property located at 1231 N. Brassie Dr., Winter Springs, FL 32708, I would like to set up a pre-application meeting to discuss a change of use for the property from a daycare to a K-12 private school.

There is interest from a tenant, Christian Preparatory Schools, who would like to open a private school at that location. They have 11 locations throughout Central Florida and this would be their first location in Seminole County. They are a private, non-denominational Christian school designs their curriculum to provide a quality and unique education in a safe and motivational environment.

The tenant and I look forward to meeting to discuss what needs to be done for the change of use.

Sincerely,

Kaveh Albekord  
Manager  
1231 Brassie LLC

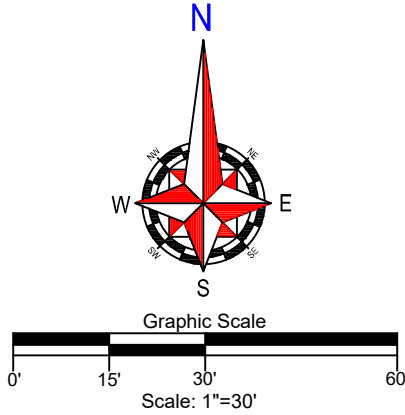
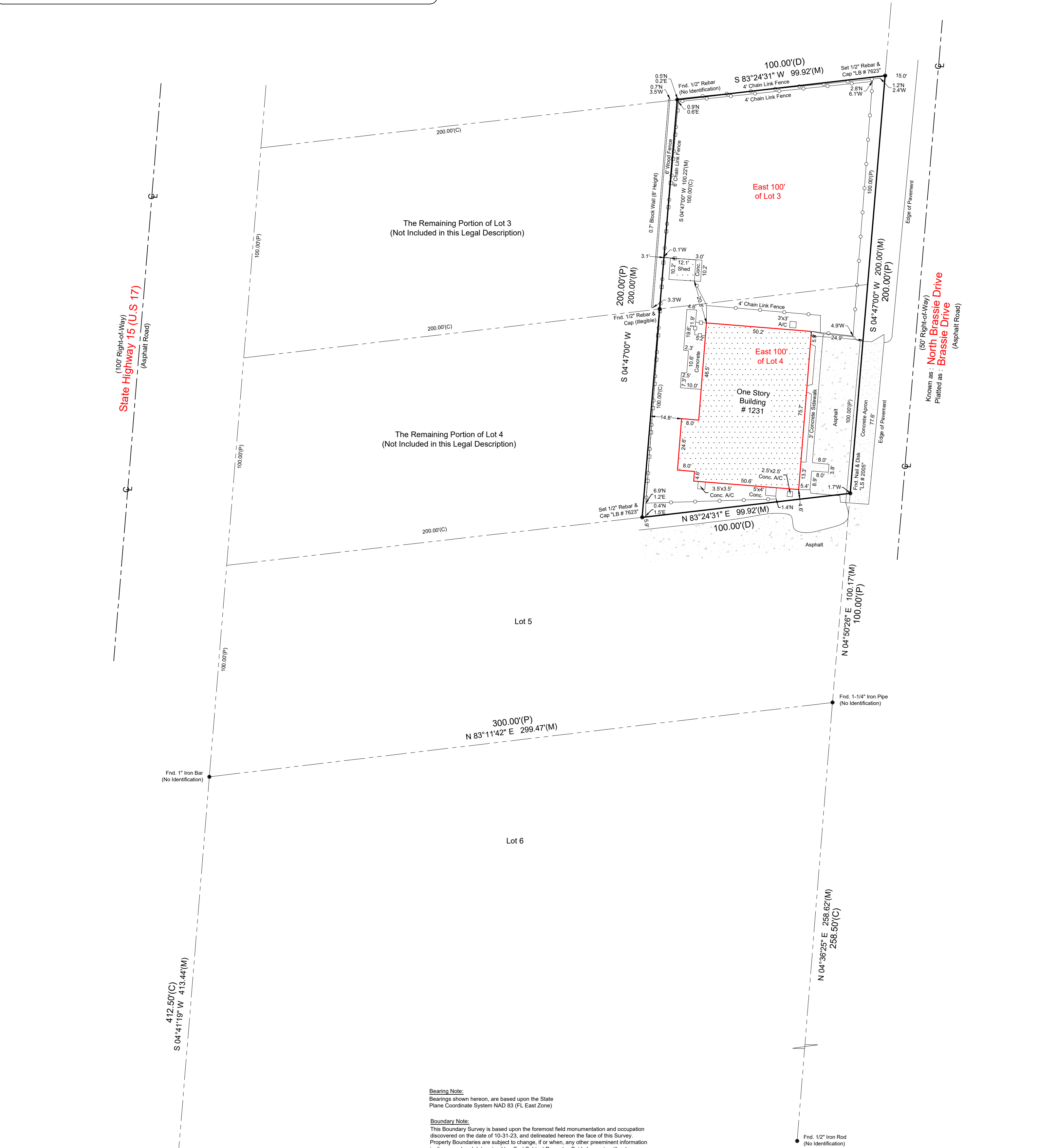
Boundary Survey

Legal Description:

EAST 100 FEET OF LOTS 3 AND 4, BEASON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 85, OF THE 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 09-28-2007.

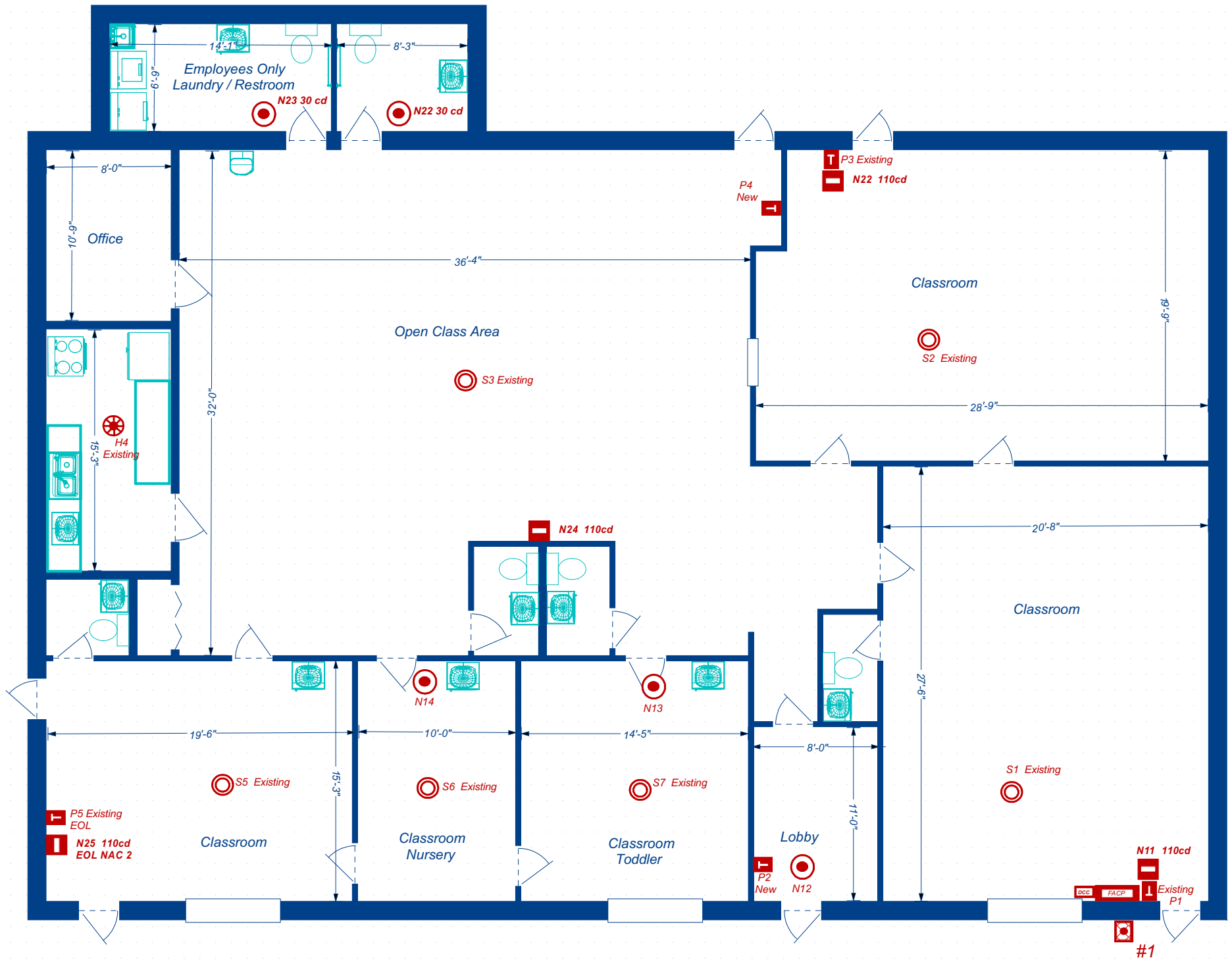
CERTIFIED TO:  
1231 BRASSIE LLC



Bearing Note:  
Bearings shown hereon, are based upon the State Plane Coordinate System NAD 83 (FL East Zone)

Boundary Note:  
This Boundary Survey is based upon the foremost field monumentation and occupation discovered on the date of 10-31-23, and delineated hereon the face of this Survey.  
Property Boundaries are subject to change, if or when, any other preminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.

Field Date: 10/31/23	Date Completed: 11/02/23	Notes:	Revisions	Surveyor's Declaration
Drawn By: AWW	File Number: IS-124146	>Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus. >Subject to any Easements and/or Restrictions of Record. >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constituted to give ANY Rights or Benefits to Anyone Other than those Certified. >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.		I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 51-17.052 Florida Administrative Codes, Pursuant to Section 472.227 Florida Statutes.
<div><div>C - Calculated</div><div>CB - Concrete Block</div><div>CM - Concrete Monument</div><div>Conc. - Concrete</div><div>D - Description</div><div>DE - Drainage Easement</div><div>Eent. - Easement</div><div>F.E.M.A. - Federal Emergency Management Agency</div><div>FEE - Finished Floor Elevation</div><div>IP - Iron Pipe</div><div>L - Length (Arc)</div><div>M - Measured</div><div>N&amp;D - Nail &amp; Disk</div><div>N.R. - Non-Radial</div><div>ORB - Official Records Book</div><div>P - Plat</div><div>P.B. - Plat Book</div><div>W - Wood Fence</div></div>	<div><div>PC - Point of Curvature</div><div>Pp - Page</div><div>P.I. - Point of Intersection</div><div>P.O.B. - Point of Beginning</div><div>P.O.L. - Point on Line</div><div>PP - Power Pole</div><div>PRM - Permanent Reference Monument</div><div>PT - Point of Tangency</div><div>R - Radius</div><div>Rad. - Radial</div><div>R&amp;C - Rebar &amp; Cap</div><div>Rec. - Recovered</div><div>Rfd. - Roofed</div><div>Sbl. - Set 1/2" Rebar &amp; Cap "LB # 7623"</div><div>Typ. - Typical</div><div>UE - Utility Easement</div><div>WM - Water Meter</div><div>Δ - Delta (Central Angle)</div><div>Q - Chain Link Fence</div></div>			<div><div><div>Patrick K. Ireland</div><div>PS 6637</div><div>LB 7623</div></div><div><div>Ireland &amp; Associates Surveying, Inc.</div><div>800 Currency Circle Suite 1020</div><div>Lake Mary, Florida 32746</div><div>www.irelandsurveying.com</div><div>Office-407.678.3366 Fax-407.320.8165</div></div></div>



# Property Record Card



**Parcel** 33-20-30-506-0000-003A

**Property Address** 1231 N BRASSIE DR WINTER SPRINGS, FL 32708

## Parcel Location



## Site View



3320305060000003A 03/18/2022

## Parcel Information

<b>Parcel</b>	33-20-30-506-0000-003A
<b>Owner(s)</b>	1231 BRASSIE LLC
<b>Property Address</b>	1231 N BRASSIE DR WINTER SPRINGS, FL 32708
<b>Mailing</b>	PO BOX 4028 WINTER PARK, FL 32793-4028
<b>Subdivision Name</b>	BEASON SUBD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	7201-DAY CARE/PRE SCHOOL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$170,158	\$154,052
<b>Depreciated EXFT Value</b>	\$4,610	\$3,964
<b>Land Value (Market)</b>	\$103,200	\$103,200
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$277,968	\$261,216
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$277,968	\$261,216

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$3,476.26  
**2023 Tax Bill Amount** \$3,476.26

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

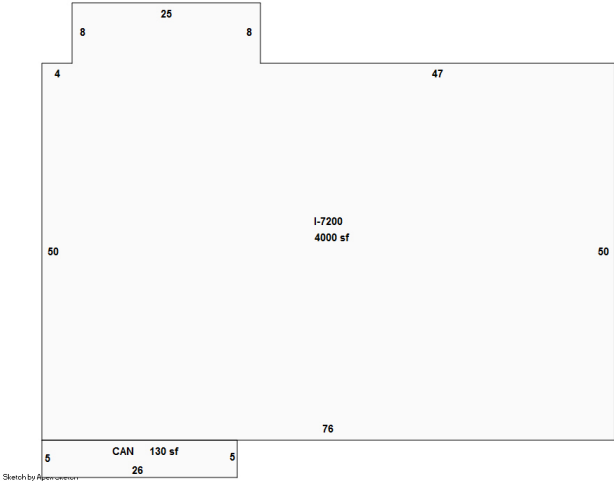
E 100 FT OF LOTS 3 + 4  
BEASON SUBD  
PB 7 PG 85

ROAD DISTRICT	\$277,968	\$0	\$277,968
FIRE	\$277,968	\$0	\$277,968
Schools	\$277,968	\$0	\$277,968

WARRANTY DEED	10/01/2004	05472	1347	\$240,300	Yes	Improved
WARRANTY DEED	08/01/1982	01411	0096	\$135,000	No	Improved

SQUARE FEET	20000	\$5.16	\$103,200
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Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	STEEL/PRE ENGINEERED.	1974	1	4000.00	METAL PREFINISHED	\$170,158	\$425,395	Description	Area
								CANOPY	130.00



Building 1 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
05187	INTERIOR ALTERATIONS - ADD NEW INTERIOR PARTITIONS, 3 INTERIOR DOORS, & 7 NEW OUTLETS	County	\$1,500		6/13/2017
10733	1231 N BRASSIE DR: REROOF COMMERCIAL-REROOF METAL [BEASON SUBD]	County	\$10,000		6/24/2022

Extra Features				
Description	Year Built	Units	Value	New Cost
COMMERCIAL CONCRETE DR 4 IN	10/01/1979	462	\$861	\$2,153
WALKS CONC COMM	10/01/1979	296	\$552	\$1,379
4' CHAIN LINK FENCE	10/01/1979	600	\$1,870	\$4,674
COMMERCIAL ASPHALT DR 2 IN	10/01/1979	1,354	\$1,327	\$3,317

Zoning				
Zoning	Zoning Description	Future Land Use	Future Land Use Description	
OUT		Out		

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
17.00	DUKE	CENTURY LINK	LONGWOOD	CITY OF LONGWOOD	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	28

School Information		
Elementary School District	Middle School District	High School District
Winter Springs	South Seminole	Winter Springs



**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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/21/2024 4:20:14 PM  
**Project:** 24-80000018  
**Credit Card Number:** 41\*\*\*\*\*2181  
**Authorization Number:** 00420I  
**Transaction Number:** 210224C1B-629F4797-8FB2-4539-B769-D1E4B5F0D8F1  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50