



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, March 13, 2024

9:00 AM

Room 3024

This meeting will be held In-Person. The public may email eplandesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.

DRC

PRE- APPLICATIONS

9:00AM (IN PERSON) N BRASSIE DR (1231) - PRE-APPLICATION

[2024-0216](#)

Project Number: 24-80000018

Project Description: Proposed Site Plan to convert a daycare into a K-12 private school on 0.45 acres in the C-2 Zoning District located on the west side of Brassie Dr, south of Florida Ave

Project Manager: Maya Athanas (407) 665-7388
(mathanas@seminolecountyfl.gov)

Parcel ID: 33-20-30-506-0000-003A

BCC District: 2-Zembower

Applicant: Kaveh Albekord (407) 821-7821

Consultant: N/A

Attachments: [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)

TREEHOUSE SOLARIUM ADDITION - PRE-APPLICATION[2024-0217](#)**Project Number:** 24-80000016**Project Description:** Proposed Site Plan to add a sunroom to an existing daycare on 1 acre in the PD Zoning District located on the east side of S Hunt Club Blvd, south of Briar Way**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 07-21-29-300-016C-0000**BCC District:** 3-Constantine**Applicant:** Alykhan Dhanani (407) 718-1604**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2024-0216

Title:

9:00AM (IN PERSON) N BRASSIE DR (1231) - PRE-APPLICATION

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BCC District: 2-Zembower

Applicant: Kaveh Albekord (407) 821-7821

Consultant: N/A



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 15th, 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,

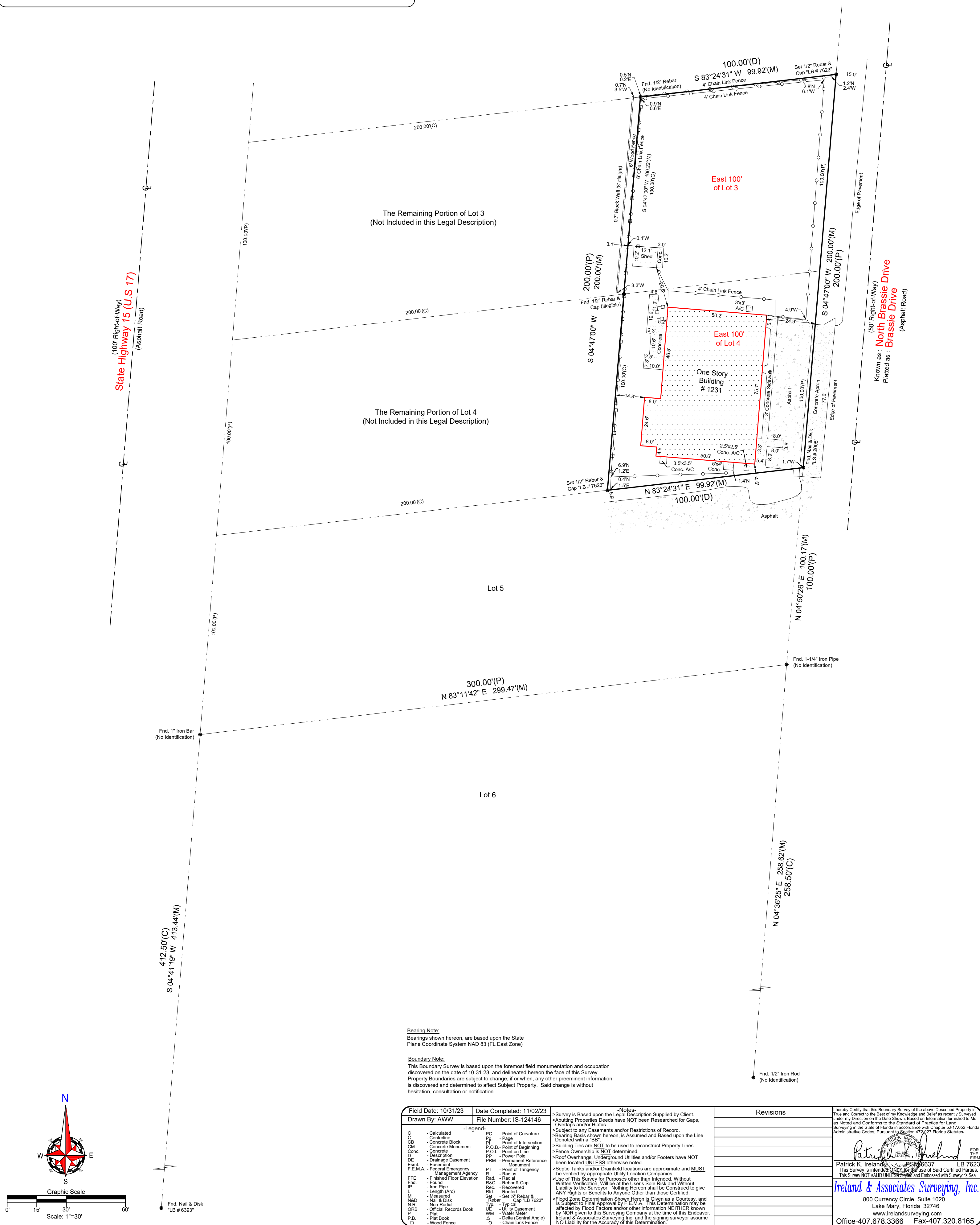
Kaveh Albekord
Manager
1231 Brassie LLC

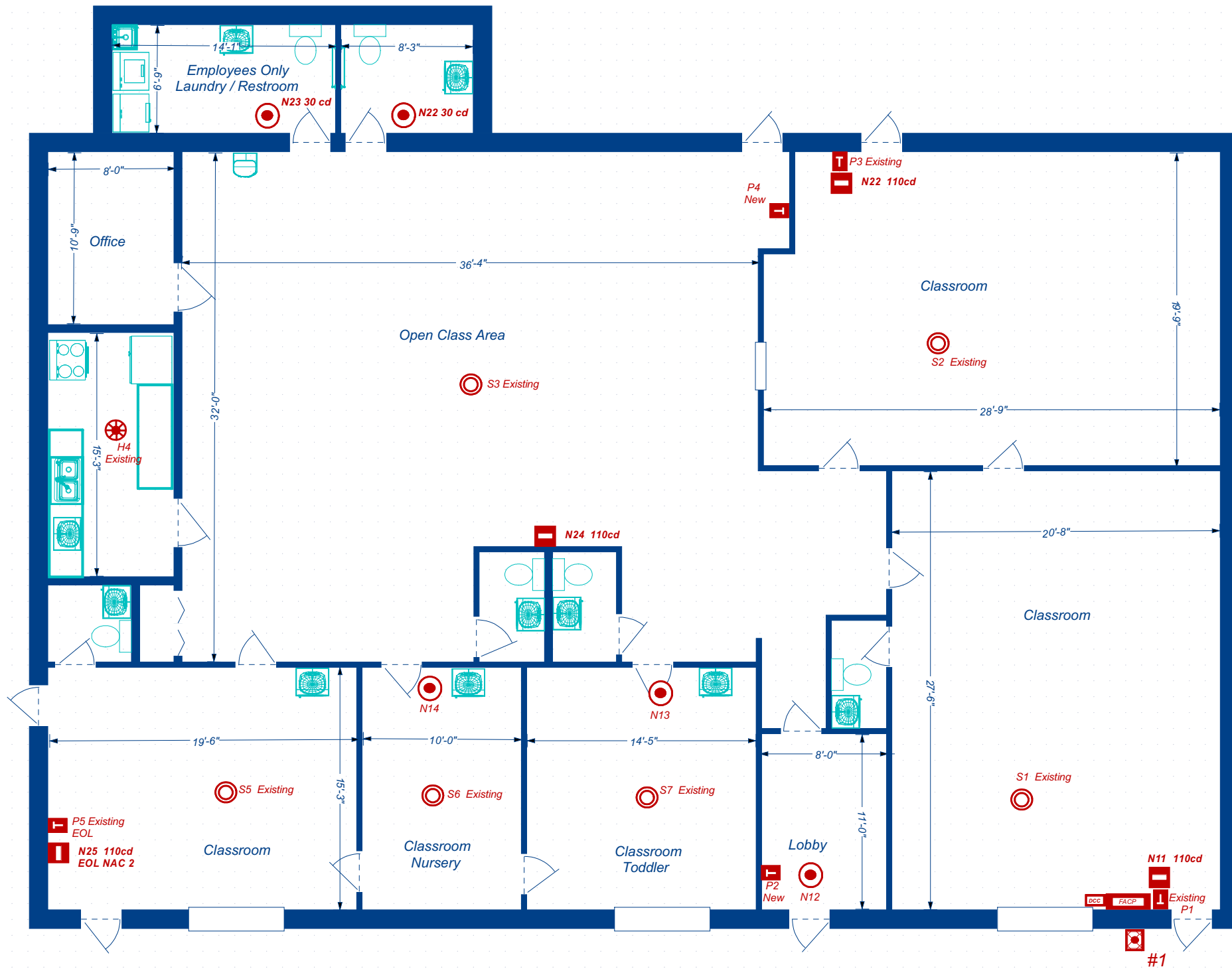
Legal Description:

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





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

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

Value Summary

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

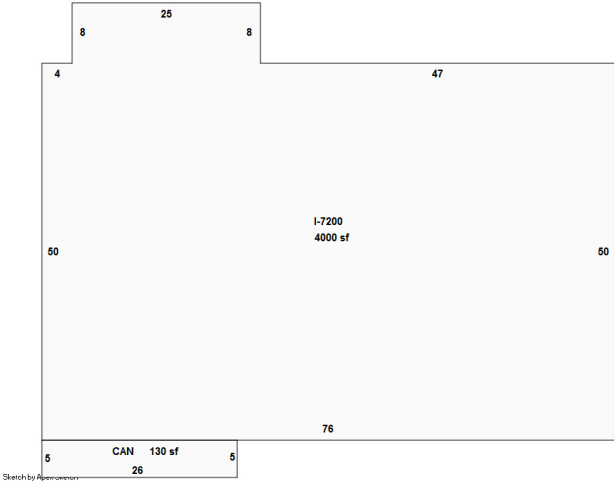
E 100 FT OF LOTS 3 + 4
 BEASON SUBD
 PB 7 PG 85

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 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

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

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 03/08/2023, in order to place you on the Wednesday, 03/13/2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	N BRASSIE DR (1231) - PRE-APPLICATION	PROJ #: 24-80000018
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/22/24	
RELATED NAMES:	EP KAVEH ALBEKORD	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	33-20-30-506-0000-003A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO CONVERT A DAYCARE TO A K-12 PRIVATE SCHOOL ON 0.45 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE WEST SIDE OF BRASSIE DR, SOUTH OF FLORIDA AVE	
NO OF ACRES	0.45	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	C-2	
LOCATION	ON THE WEST SIDE OF BRASSIE DR, SOUTH OF FLORIDA AVE	
FUTURE LAND USE-	MXD	
SEWER UTILITY	CITY OF LONGWOOD	
WATER UTILITY	LONGWOOD	
APPLICANT:	CONSULTANT:	
KAVEH ALBEKORD 853 SR 436 STE 2059 WINTER PARK FL 32789 (407) 821-7821 KAVEH@ALBEKORD.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

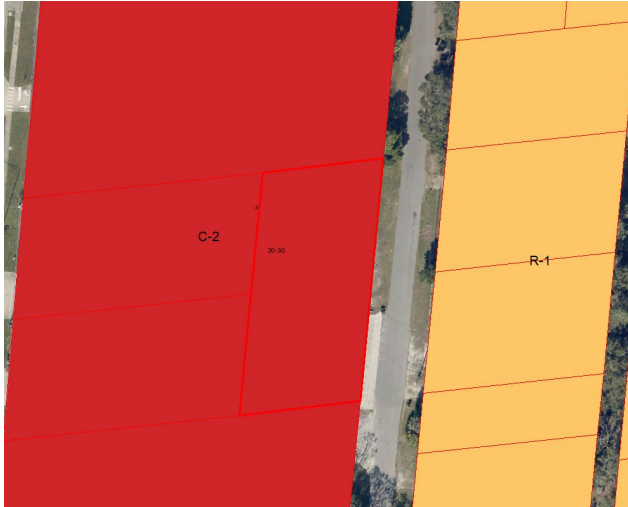
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

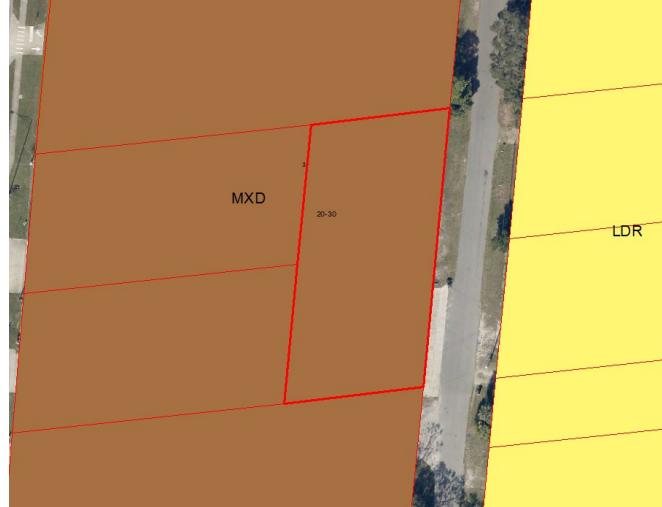
- The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml>. A site plan must be submitted and approved for the change of use.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	COMMENT
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.1292.
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. No action required at this time.
6.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building. No action required at this time.
7.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. No action required at this time.
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. No action required at this time.
9.	Comprehensive Planning	The future land use (FLU) is Mixed Development (MXD) which allow a mixture of nonresidential uses, such as retail commercial, office, service uses and/or light industrial, and daycare facilities. See Seminole County Comprehensive Plan Page FLU-143-144.
10.	Comprehensive Planning	The subject property is less than 6 acres; therefore, a single use development is permitted. See SCCP Page FLU-143.
11.	Comprehensive Planning	The property is within the US 17-92 Corridor. The US 17-92 Corridor is included within the Urban Centers and Corridors Overlay District, which emphasizes coordination of multimodal transportation with a walkable mixed land use pattern. See SCCP Policy FLU 14.1.
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Longwood to service this development.

13.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
14.	Planning and Development	The proposed use is permitted in current Zoning District designation.
15.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml
16.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: One (1) space for each four (4) seats in the main auditorium or place of assembly.
17.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)
18.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.
19.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
20.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1
21.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard.
22.	Public Works - Engineering	The proposed project is located within the Soldiers Creek Drainage Basin.
23.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Urban Land, 0% to 2% Slope (100%), Map Unit Symbol 34. Urban Lands are not classified by the USDA. The USDA Web Soil Survey does not estimate the Depth to Water Table and does not designate the Hydrologic Soil Group.
24.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope north.

25.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the property to the north, as well as towards N. Brassie Drive. There is no stormwater retention system or stormwater management system on the site. There is, also, no stormwater management system along N. Brassie Drive. From the available one (1) foot contour data, it appears that the site is draining north along N. Brassie Drive, then, east along Florida Avenue to a very shallow swale located along the south side of the road, with slightly increased capacity further to the east, to its low point at the very east end of Florida Avenue, located between the City of Winter Springs Water Treatment Plant stormwater retention pond and the Seven Oaks stormwater retention pond. Considering that this area has no viable stormwater conveyance system, an onsite stormwater retention pond will be required. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a site with no viable outfall and/or defined conveyance system or with a restricted outfall system requires a 25-Year, 24-Hour Total Retention.
26.	Public Works - Engineering	A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.
27.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information please visit www.sjrwmd.com .
28.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
29.	Public Works - Engineering	The site fronts N. Brassie Drive. Based on the preliminary review, it is not clear that the roadway geometry and structure meet the current Seminole County standards. Per the Seminole County Public Works Engineering Manual - Section 1.11.1 (Right-of-Way and Pavement Widths by Classification), the minimum pavement width for Local Urban Roads is 20 feet. N. Brassie Drive is a Seminole County road and is functionally classified as Local Road. The road was originally constructed in 1960 and last resurfaced in 2016. N. Brassie Drive is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program.
30.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along the N. Brassie Drive frontage. This sidewalk shall connect to the existing sidewalk along the north side of Florida Avenue. A pedestrian crosswalk will be required at the intersection of N. Brassie Drive and Florida Avenue. An adequate traffic signage will be required as well.
31.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements), in all cases, an inbound radius of 50 feet at development access is required. Refer to the Manual's Detail T-16 for design and markings specifications.
32.	Public Works - Engineering	An Internal Site Traffic Circulation Analysis is required to demonstrate that queuing will not adversely impact the traffic flow along N Brassie Drive and Florida Avenue.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER	CONTACT
Planning and Development	Maya Athanas	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski	Phone: 407-665-5762 Email: vsimonovski@seminolecountyfl.gov
Environmental Services	James Van Alstine	Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton	Phone: 407-665-5730 Email: wwharton@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed	Phone: 407-665-7398 Email: treed@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung	Phone: 407-665-7391 Email: sharttung@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Jay Hamm	Phone: 407-665-7468 Email: jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2024-0217

Title:

TREEHOUSE SOLARIUM ADDITION - PRE-APPLICATION

Project Number: 24-80000016

Project Description: Proposed Site Plan to add a sunroom to an existing daycare on 1 acre in the PD Zoning District located on the east side of S Hunt Club Blvd, south of Briar Way

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 07-21-29-300-016C-0000

BCC District: 3-Constantine

Applicant: Alykhan Dhanani (407) 718-1604

Consultant: N/A



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

PROJ. #: 24-80000016

Received: 2/20/24

Paid: 2/22/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: TreeHouse Solarium Addition

PARCEL ID #(S): 07-21-29-300-016C-0000

TOTAL ACREAGE: ~~46038 sq ft~~ 1.00 BCC DISTRICT: 3: Constantine

ZONING: PD FUTURE LAND USE: PD

APPLICANT

NAME: Alykhan Dhanani COMPANY: Nishi Investments Inc

ADDRESS: 211 S Hunt Club Blvd

CITY: Apopka STATE: FL ZIP: 32701

PHONE: 4077181604 EMAIL: ali@renderings.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: Add a Solarium / Sun Room to the Existing Building Structure
Approx 36 x 36 = 1296 ft addition

STAFF USE ONLY

COMMENTS DUE: 3/1 COM DOC DUE: 3/7 DRC MEETING: 3/13

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD FLU: PD LOCATION: on the east side of S Hunt Club Blvd,
south of Sand Lake Rd
W/S: Seminole County BCC: 3: Constantine

Agenda: 3/8

Description of the addition: 211 S Hunt Club Blvd

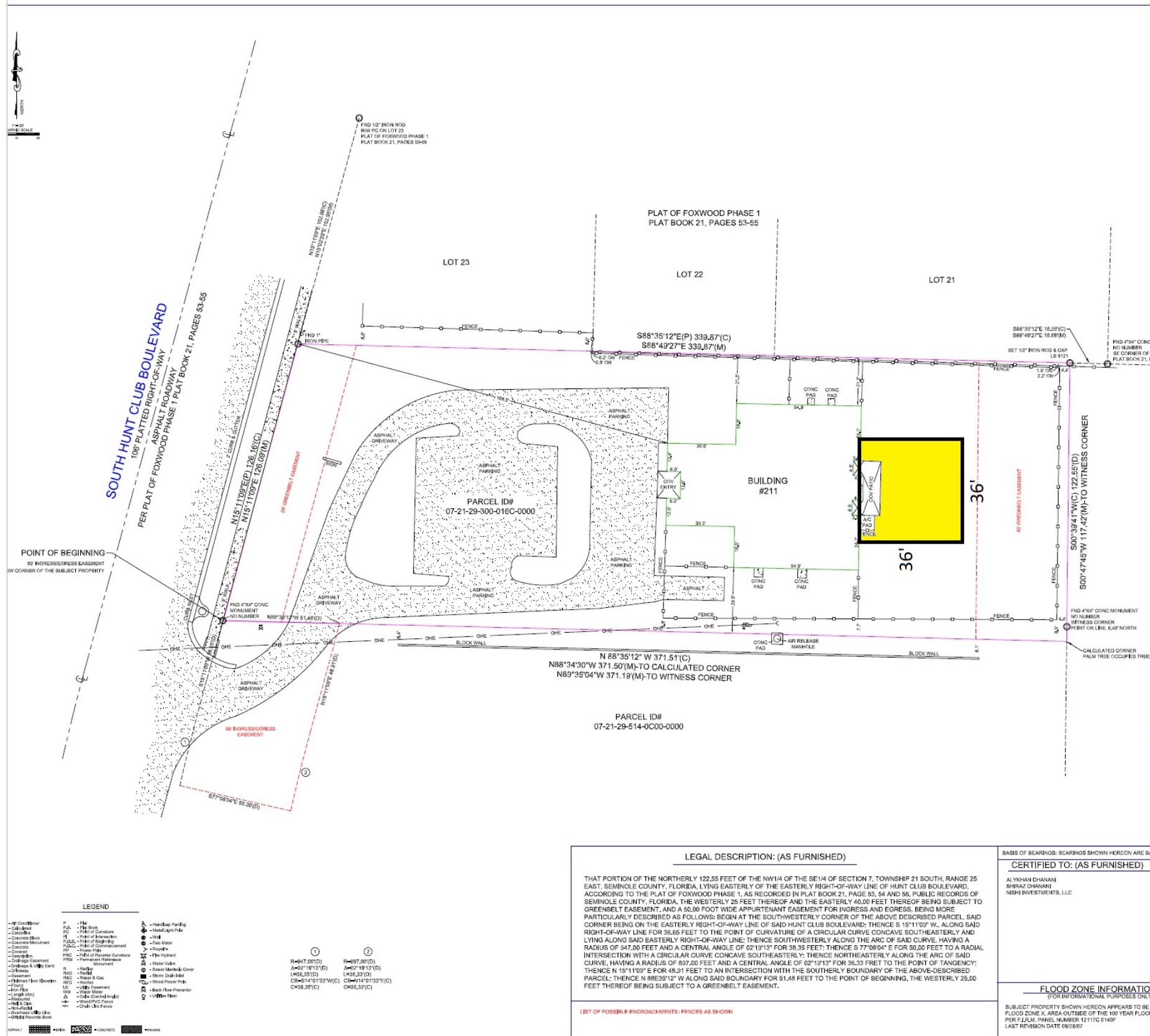
TreeHouse Academy

We are requesting the approval to build a solarium (sunroom) area to the building located at 211 S Hunt Club Blvd which currently serves our community as a Pre School. We are requesting to build this area for our New Kindergarten Program which has also just currently been approved for the STEP UP Program. It has come to our attention that many of the areas public schools have become overwhelmed with students and is looking for assistance from the Private sector to help.

We are looking to add a 36 x 36 Sun Room building which will utilize one of the existing walls of the current building. It will be no more than 12 ft in height and will have full air condition and electricity according with building code. There will be no plumbing required as the main building has enough bathroom and sink areas for the number of licensed students. The roof will be insulated Roof Panels.

Our primary concern is the water retention for this addition and if and how to address it. As we are unable to place a dry area or pond in our playground area for the safety of the children we are trying to better determine how we can retain the excess water and if we need to in this case.

Thank you











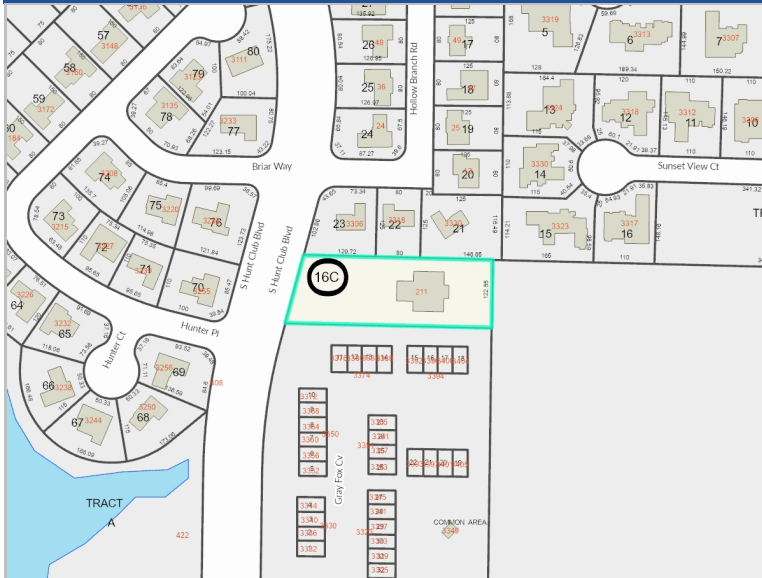
Property Record Card



Parcel 07-21-29-300-016C-0000

Property Address 211 S HUNT CLUB BLVD APOPKA, FL 32703

Parcel Location



Site View



Parcel Information

Parcel	07-21-29-300-016C-0000
Owner(s)	NISHI INV INC
Property Address	211 S HUNT CLUB BLVD APOPKA, FL 32703
Mailing	211 S HUNT CLUB BLVD APOPKA, FL 32703-4951
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	7201-DAY CARE/PRE SCHOOL
Exemptions	30-EDUCATION(2022)
AG Classification	No
Facility Name	SUPERKIDS ACADEMY

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$295,268	\$276,052
Depreciated EXFT Value	\$10,681	\$9,173
Land Value (Market)	\$215,458	\$215,458
Land Value Ag		
Just/Market Value	\$521,407	\$500,683
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$521,407	\$500,683

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions \$6,663.09 **2023 Tax Savings with Exemptions** \$6,663.09
2023 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

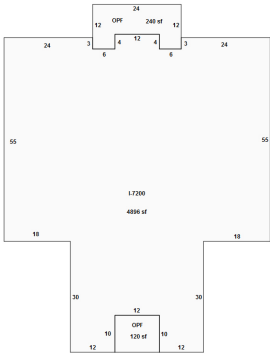
Legal Description

SEC 07 TWP 21S RGE 29E
NLY 122.55 FT OF NW 1/4 OF
SE 1/4 ELY OF HUNT CLUB
BLVD

ROAD DISTRICT	\$521,407	\$521,407	\$0
FIRE	\$521,407	\$521,407	\$0
Schools	\$521,407	\$521,407	\$0

SQUARE FEET	46038	\$4.68	\$215,458
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Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1980	1	4896.00	CONCRETE BLOCK-STUCCO - MASONRY	\$295,268	\$590,535	Description	Area
								OPEN PORCH FINISHED	240.00
								OPEN PORCH FINISHED	120.00



Building 1 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
02399	211 HUNT CLUB BLVD S	County	\$2,195		4/1/1994
07943	A CHILDS DISCOVERY CENTER 211 HUNT CLUB BLVD S	County	\$800		12/1/1994
00988	REMOVAL OF ELECTRIC DOOR SYSTEM - REF PERMIT #07-981	County	\$250		2/5/2014
02890	211 S HUNT CLUB BLVD: REROOF COMMERCIAL-	County	\$8,700		2/28/2020
17541	211 S HUNT CLUB BLVD: REROOF COMMERCIAL-commercial daycare	County	\$20,000		12/1/2023

Extra Features				
Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	10/01/1980	8,850	\$8,673	\$21,683
VINYL FENCE/COMM	10/01/2000	480	\$2,008	\$5,021

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
PD		Planned Development		PD		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 39 - DOUG BANKSON		Dist 10 - Jason Brodeur		37
School Information								
Elementary School District			Middle School District			High School District		
Wekiva			Teague			Lake Brantley		
Copyright 2024 © Seminole County Property Appraiser								



**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: 2/22/2024 10:55:40 AM
Project: 24-80000016
Credit Card Number: 37*****8004
Authorization Number: 261416
Transaction Number: 220224O10-AD5E2634-7749-4D1A-921F-068585FB7855
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	TREEHOUSE SOLARIUM ADDITION - PRE-APPLICATION	PROJ #: 24-80000016
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/20/24	
RELATED NAMES:	EP ALYKHAN DHANANI	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	07-21-29-300-016C-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO ADD A SUNROOM TO THE EXISTING BUILDING ON 1 ACRE IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF S HUNT CLUB BLVD, SOUTH OF SAND LAKE RD	
NO OF ACRES	1.00	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF S HUNT CLUB BLVD, SOUTH OF SAND LAKE RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ALYKHAN DHANANI NISHI INVESTMENTS INC 211 S HUNT CLUB BLVD ALTAMONTE SPRINGS FL 32701 (407) 718-1604 ALI@RENDERINGS.COM	N/A	

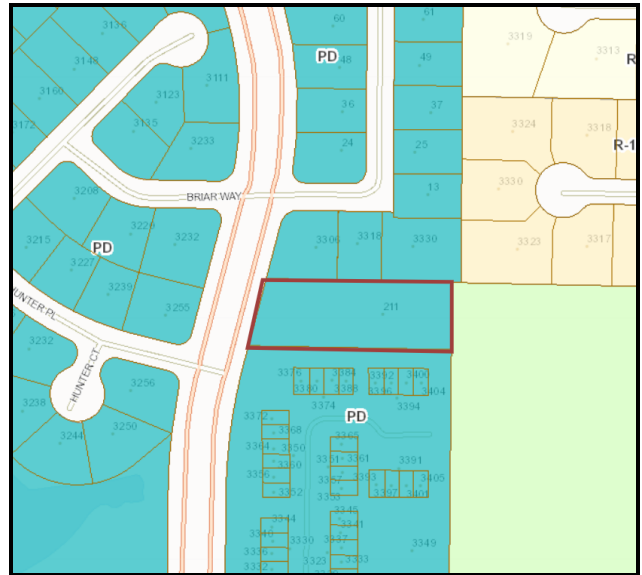
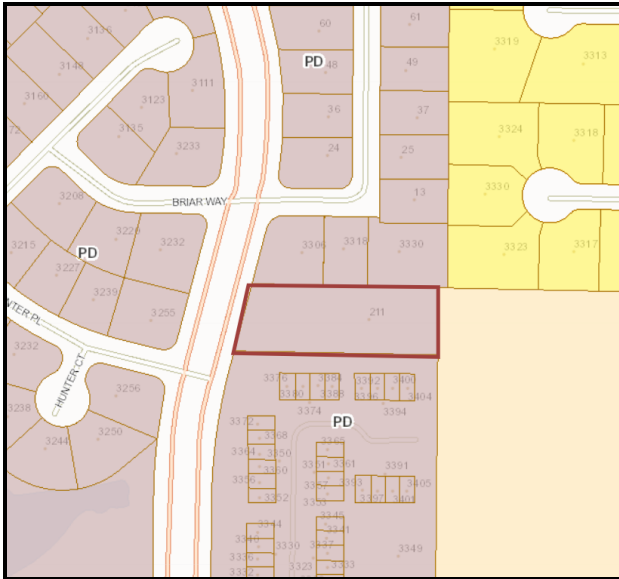
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Planned Development Future Land Use Designation with a PD (Planned Development) Zoning classification known as the Foxwood PD.
- Proposing an addition to the existing daycare facility for a solarium sunroom.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
3.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30. 1292. to bring the site up to the code standard.	Info Only
4.	Buffers and CPTED	If a site plan review is triggered, a full buffer analysis will be done to determine if additional landscaping will be required to bring the site up to the code standard.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Building Division	Added square footage may be required to be sprinkled and require the existing structure to be sprinkled. The added occupant load may require additional bathroom fixtures to be added.	Info Only
10.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.	Info Only
11.	Planning and Development	The subject property has a Planned Development Future Land Use Designation with a PD (Planned Development) Zoning classification known as the Foxwood PD. The site is identified as Tract 3 of the Foxwood PD which permits the use of a daycare.	Info Only

12.	Planning and Development	The site must provide a minimum of 20% open space. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.	Info Only
13.	Planning and Development	The building setbacks for the subject site are as follows: Front Yard – 25 feet; Rear yard – 10 feet; Side yard setbacks will be no less than 10 feet but may increase based on the required buffers due to residential properties being adjacent to north and south perimeter.	Info Only
14.	Planning and Development	The proposed addition will require approval of an Engineered Site Plan. The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
15.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
16.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
17.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
18.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
19.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain.	Info Only
20.	Public Works - Engineering	The proposed project is located within the Little Wekiva Drainage Basin.	Info Only
21.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Urban Land, 0% to 2% Slope (100%), Map Unit Symbol 34. Urban Lands are not classified by the USDA. The USDA Web Soil Survey does not estimate the Depth to Water Table and does not designate the Hydrologic Soil Group.	Info Only
22.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope, both, east and west from the existing building. The existing building is at elevation 92.0 feet. The east side difference in elevation is approximately 10 feet, while the west side difference in elevation is approximately 9 feet. The addition of the new building (solarium) is proposed on the east side of the existing building.	Info Only
23.	Public Works - Engineering	Based on the preliminary review, the east portion of the site appears to outfall to a Highland Memory Gardens Cemetery wetland, located	Info Only

		east from the site. It appears that there is no stormwater retention system or stormwater management system on the site. The property was originally developed in 1980, before St. Johns River Water Management District (SJRWMD) drainage requirements. Considering that the west portion of the site has no viable stormwater conveyance system, an onsite stormwater retention system will be required only for the new building. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a site with no viable outfall and/or defined conveyance system or with a restricted outfall system requires a 25-Year, 24-Hour Total Retention. Taking into consideration that the west portion of the site is currently being used and is planned to be used in the future as a children playground area, the stormwater retention system can consist of a property perimeter swale with minimal depth or a Low Impact Design (LID) using green infrastructure techniques to managing stormwater runoff at the source can be applied.	
24.	Public Works - Engineering	A detailed Grading Plan will be required at permitting. It is important to demonstrate that any changes in grade will not adversely affect the surrounding properties.	Info Only
25.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information, please visit www.sjrwmd.com .	Info Only
26.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed treed@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Building Division	Tony Coleman acoleman@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org