



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

PROJ. #: 24-80000126
Received: 10/14/24
Paid: 10/14/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: Kids Language Academy Addition	
PARCEL ID #(S): 36-21-30-300-002B-0000	
TOTAL ACREAGE: 0.85 acres	BCC DISTRICT: District 1
ZONING: A-1, Agricultural	FUTURE LAND USE: LDR, Low Density Residential

APPLICANT

NAME: Helen Rojas, Owner	COMPANY: Kids Language Academy Pre-School LLC	
ADDRESS: 2751 Tuskawilla Road		
CITY: Oveido	STATE: Florida	ZIP: 32765
PHONE: 407-285-4741	EMAIL: kids.languageacademy@gmail.com	

CONSULTANT

NAME: Val P. Taylor, P.E.	COMPANY: Taylor Engineering and Design LLC	
ADDRESS: 183 Savannah Park Loop		
CITY: Casselberry	STATE: Florida	ZIP: 32707
PHONE: 407-592-6779	EMAIL: val@taylorcivil.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Addition of a single story building to an existing pre-school facility.</u>				
<u>Project will also require water/sewer services, additional parking area, and a dry stormwater retention pond.</u>				

STAFF USE ONLY

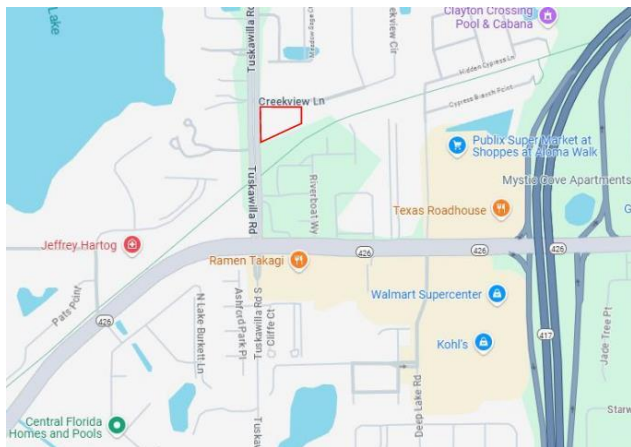
COMMENTS DUE: 10/25	COM DOC DUE: 10/31	DRC MEETING: 11/6
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the east side of Tuskawilla Rd, north of SR 426
W/S: Seminole County	BCC: 1: Dallari	

October 3, 2024

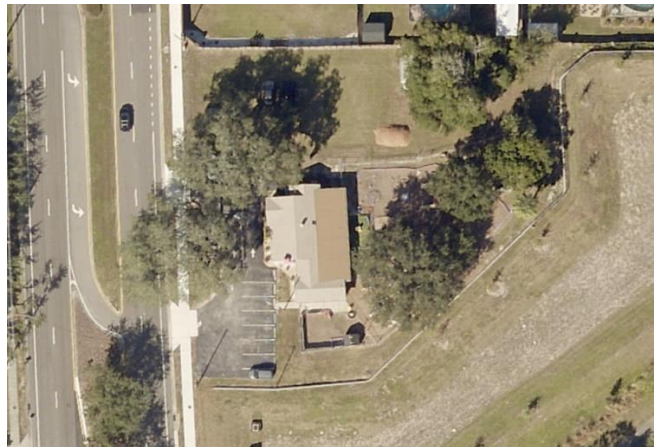
Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

Project Name: Kids Language Academy Building Addition

The purpose of this letter is to present a proposed building addition to the existing daycare/preschool facility located at 2751 Tuskawilla Boulevard. The site is located just northeast of the Tuskawilla Boulevard/Aloma Avenue intersection in Oveido, Florida. It is bordered by single family residential neighborhoods located to the north and west, and a dry retention pond to the south and east serving the Towns of Tuscaloma Commons townhome complex. The existing site consists of a single one-story structure as shown below. The site is being used as a daycare/pre-school learning facility for young children.



Location Map

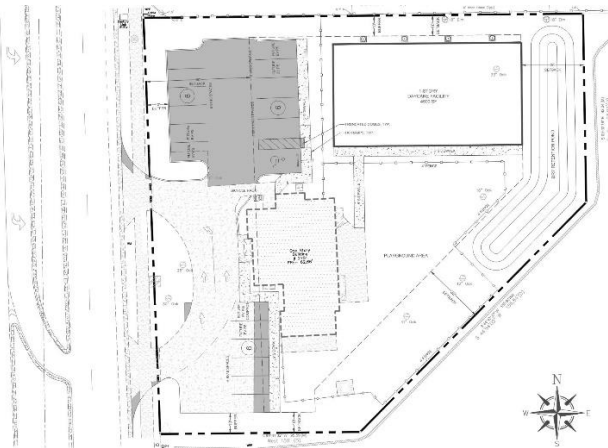


Aerial

It is proposed that an additional single-story structure is added to the site. The additional building will be used for classrooms. All administration will be located in the existing building. To support the proposed classrooms, additional parking and a retention pond will be required. As shown below, there is sufficient area to accommodate both of these requirements.



Existing Site



Proposed Site Plan



The first item to be addressed for the proposed addition will require the existing parking lot to be expanded from 10 spaces to 18 spaces. This is accomplished with the addition of a parking area to the north of the property and redesign of the existing southern parking area to the south. To accommodate the additional parking area, a sidewalk has been added from the parking areas to the main entrance at the existing structure.

For those who prefer bicycles to travel to the site, a bicycle rack has been included in the design. The Kids Language Academy Preschool administration has related that all staff will be able to use areas within the classrooms to store their bicycles for 'long term' storage, as required by Seminole County.

The second item to be addressed with the proposed additions is the stormwater system which would be required. A dry retention pond has been added to the site as required by Seminole County and SJRWMD requirements. As it appears that the site has no apparent existing discharge, all runoff will be held on-site and dissipated via natural percolation, thus removing any potential negative impacts to the neighboring properties, including the Tuskawilla Boulevard right of way.

The third item to be addressed are the additional utilities required. It is anticipated that the existing utility demands will not be impacted resulting in any major, or minor, upgrades to the existing system.

Please feel free to offer any suggestions or comments concerning this proposed project.

A handwritten signature in blue ink, appearing to read "Val P. Taylor", is written over a light blue horizontal line.

Val P. Taylor, P.E.
Senior Project Manager



2686 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 PARCEL 36-21-30-301-009E-0000
 CHIORANDO, JOHN,
 CHIORANDO, CLAUDIA
 2686 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 0130-SINGLE FAM WATERFRONT
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

2700 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 PARCEL 36-21-30-300-0090-0000
 WHERRELL, CHRIS,
 WHERRELL, JENNIFER
 2700 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 01-SINGLE FAM
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

2760 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 PARCEL 36-21-30-301-009B-0000
 CHIORANDO, JOHN,
 CHIORANDO, CLAUDIA
 2760 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 0130-SINGLE FAM WATERFRONT
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

4601 CREEKVIEW LN
 OVIEDO, FL 32765
 PARCEL 36-21-30-506-0000-0230
 HINDUJA, PRIYA K
 4601 CREEKVIEW LN
 OVIEDO, FL 32765
 01-SINGLE FAM
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

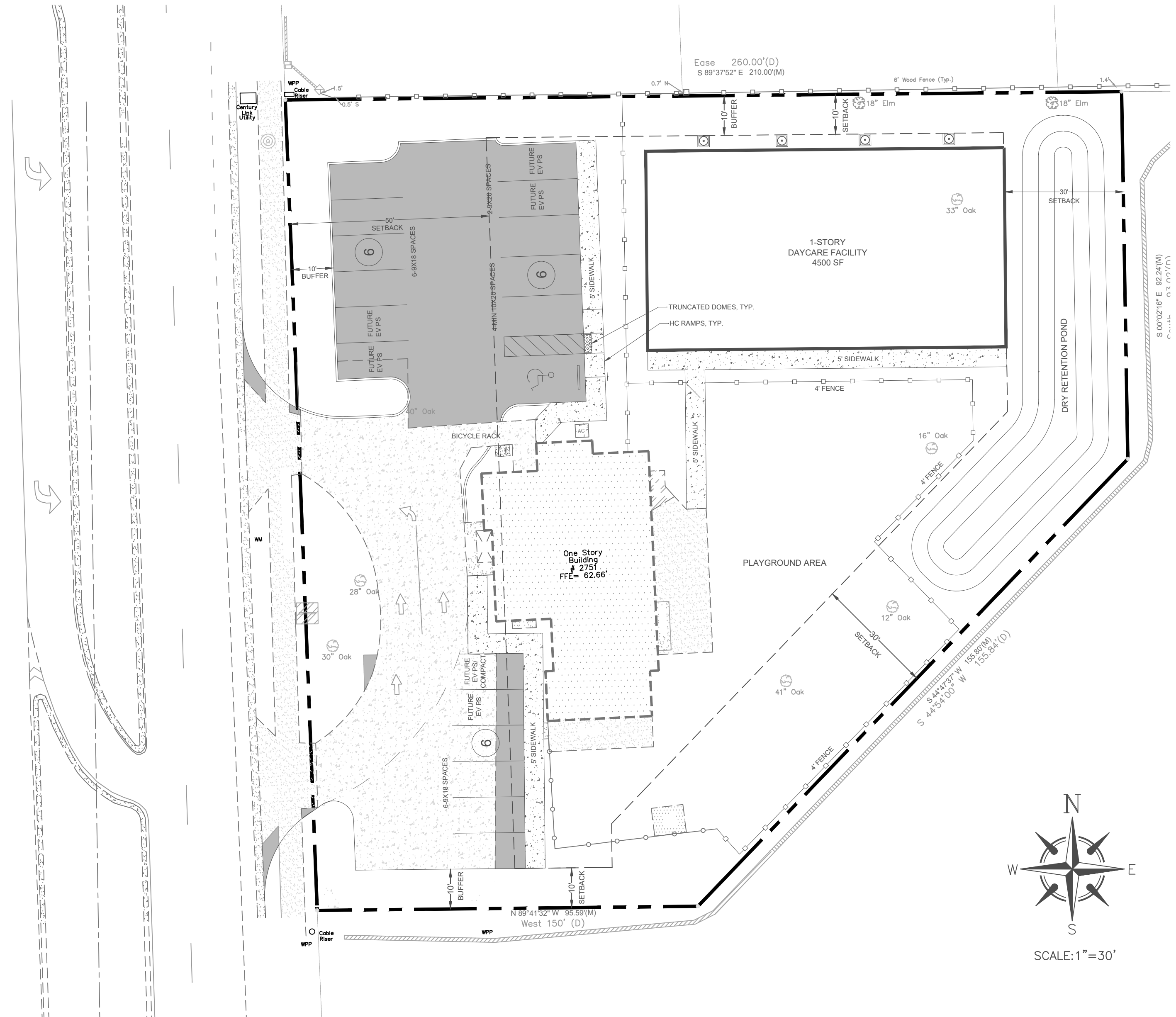
4613 CREEKVIEW LN
 OVIEDO, FL 32765
 PARCEL 36-21-30-506-0000-0240
 HERNANDEZ, VICTOR X,
 VILLANUEVA, MANUEL
 4613 CREEKVIEW LN
 OVIEDO, FL 32765
 01-SINGLE FAM
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

4625 CREEKVIEW LN
 OVIEDO, FL 32765
 PARCEL 36-21-30-506-0000-0250
 ROWLEY, DEBORAH A
 4625 CREEKVIEW LN
 OVIEDO, FL 32765
 01-SINGLE FAM
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

PARCEL 33-22-30-300-002B-0000
 KIDS LANGUAGE ACADEMY
 PRE-SCHOOL LLC
 2751 TUSKAWILLA RD
 OVIEDO, FL 32765
 7201-DAY CARE/PRE SCHOOL
 ZONING A-1
 LAND USE: DAY CARE/PRE SCHOOL

PARCEL 33-22-30-520-OP10-0000
 TOWNS AT TUSKAWILLA COMMONS
 HOA INC.
 400 INTERNATIONAL PARKWAY
 SUITE 470
 LAKE MARY, FL 32746
 09-RESIDENTIAL COMMON
 ELEMENTS/AREAS
 ZONING PD

OVERALL SITE INFORMATION



SITE PLAN

TRAFFIC VOLUME

(REF: ITE TRIP GENERATION MANUAL, 11TH EDITION)

LAND USE: DAYCARE CENTER
 ITE CODE: 565
 NO. EMPLOYEES: 18
 PEAK RATES:
 28.13/UNIT
 4.91 TRIPS/HR AM
 4.79 TRIPS/HR PM

WEEKDAY PEAK AM HOUR:
 DISTRIBUTION:
 88 TRIPS
 47% ENTERING,
 42% EXIT

WEEKDAY PEAK PM TRIPS:
 DISTRIBUTION:
 86 TRIPS
 41% ENTERING,
 46% EXIT

WEEKDAY TOTAL TRIPS: 506 TRIPS

UTILITIES

WATER SUPPLY: SEMINOLE COUNTY
 SEWER SERVICE: SEMINOLE COUNTY
 POWER: DUKE ENERGY
 STORMWATER: SEMINOLE COUNTY/SJRWMD

PROJECT CONSTRUCTION OVERVIEW

- ALL EXISTING STRUCTURES WILL REMAIN.
- PROPOSING ONE - SINGLE STORY BUILDING
- PROVIDE ADDITIONAL PAVED PARKING AREA
- EXISTING DRIVE, ENTRANCE, AND EXIT TO REMAIN
- RESTRIPE EXISTING PARKING AREA
- PROVIDE DRY DETENTION POND
- PROVIDE SIGNAGE AND STRIPING
- EXTEND EXISTING WATER AND SEWER SERVICES TO SERVICE PROPOSED BUILDING
- TOTAL LOT SIZE: 0.83 ACRES
- BUILDING USE: DAYCARE/PRE SCHOOL
- MUNICIPALITY: SEMINOLE COUNTY
- CURRENT PROPERTY USE: 7201 DAYCARE/PRESCHOOL

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE (FIRM) PANEL NUMBERS 12117C0260F, DATED 9/28/07, FOR SEMINOLE CO., THE PROPERTY LIES IN ZONE "X", WHICH IS OUTSIDE OF THE 100-YR FLOOD PLAIN.

SOLID WASTE

SOLID WASTE SHALL BE CURB PICKUP.

AREAS - EXISTING CONDITONS

TOTAL AREA:	36,165 SF (0.830 AC)	100%
EX. BUILDING AREA:	2351 SF (0.054 AC)	6%
EX. ASPHALT AREA:	4801 SF (0.115 AC)	14%
EX. SIDEWALK AREA:	100 SF (0.002 AC)	0%
EX. CONCRETE PAD AREAS:	731 SF (0.017 AC)	3%
EX. GREEN/OPEN AREA:	27992 SF (0.642 AC)	77%
TOTAL IMPERVIOUS:	8173 SF (0.188 AC)	23%
TOTAL PERVIOUS:		77%

AREAS - PROPOSED CONDITIONS

TOTAL AREA:	36,165 SF (0.830 AC)	100%
EX. BUILDING AREA:	2351 SF (0.054 AC)	5%
PROP. BUILDING AREA:	4500 SF (0.103 AC)	12%
ASPHALT AREA:	7861 SF (0.180 AC)	21%
SIDEWALK AREAS:	2401 SF (0.055 AC)	6%
CONCRETE PAD AREAS:	731 SF (0.017 AC)	2%
PROP. DRY POND AREA:	20522 SF (0.471 AC)	7%
GREEN/OPEN AREA:	2678 SF (0.061 AC)	57%
TOTAL IMPERVIOUS:	12965 SF (0.297 AC)	36%
TOTAL PERVIOUS:	23200 SF (0.533 AC)	64%

PARKING REQUIREMENTS

DAYCARE SPACES REQ: 1/EMPLOYEE
 NUMBER EMPLOYEES: 18

PARKING SPACES REQ: 18 SPACES

HC SPACES REQUIRED: 1 SPACE
 HC SPACES PROVIDED: 1 SPACE

10X20 SPACES REQUIRED (20%): 4 SPACES
 10X20 SPACES PROVIDED:

9X18 SPACES REQUIRED (80%): 14 SPACES
 9X18 SPACES PROVIDED:

FUTURE EV SPACES REQUIRED (10%): 2 SPACES
 FUTURE EV SPACES PROVIDED: 2 SPACES

BICYCLE PARKING REQ.

BICYCLE SPACES REQ (MED): 1/5 CLASSROOMS
 NUMBER OF CLASSROOMS: 8

BICYCLE SPACES REQ: 2
 BICYCLE SPACES PROV: 2

STAFF BICYCLES SHALL BE ALLOWED TO BE STORED IN MAIN ADMINISTRATION BUILDING TO SATISFY 'LONG TERM PARKING' REQUIREMENTS.

SITE INFORMATION

ZONING: A-1

LAND USE: 7201 DAYCARE/ PRESCHOOL

FUTURE LAND USE: LDR

FAR REQ:
 FAR PROVIDED:

MIN. LOT AREA: 43560 SF
 LOT SIZE: 36165 SF

MIN. LOT WIDTH: 150 LF
 PROVIDED LOT WIDTH: 203.7 LF

SETBACKS:
 FRONT (WEST): 50 FT
 SIDE (NORTH): 10 FT
 SIDE (SOUTH): 10 FT
 REAR (EAST/SE): 30 FT

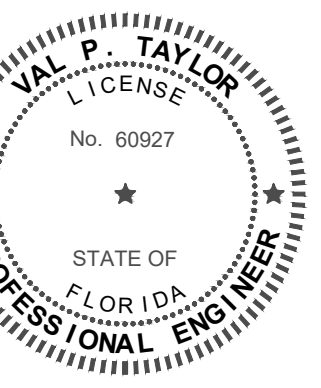
MAX BLDG HEIGHT: 35 FT
 BLDG HEIGHT: 14 FT

SIDE (WEST): 10 FT
 SIDE (EAST): 10 FT

ZONING:
 REAR: 10 FT

SITE PLAN

KIDS LANGUAGE ACADEMY
 OVIEDO, FLORIDA



This item has been electronically signed and sealed by Val P. Taylor, PE on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

PHONE (407) 992-6779
 WWW.TAYLORENGINEERING.COM
 183 SAVANNAH PARK LOOP
 CASSELBERRY, FL 32909

taylor
 engineering & design
 ENGINEERING & DESIGN

NAVDOCS

SHEET

5 OF 10

PROJECT NUMBER:	DATE:	NO.	DATE:	REVISIONS
		4		
		3		
		2		
		1		

Property Record CardA



Parcel: **36-21-30-300-002B-0000**
 Property Address: **2751 TUSKAWILLA RD OVIEDO, FL 32765**
 Owners: **KIDS LANGUAGE ACADEMY PRE-SCHOOL LLC**
 2025 Market Value \$368,361 Assessed Value \$368,361
 2024 Tax Bill \$4,690.07 Tax Savings with Non-Hx Cap \$106.21
 Day Care/Pre School property w/1st Building size of 2,046 SF and a lot size of 0.85 Acres

Parcel LocationA



Site ViewA



362130300002B0000 02/23/2022

Parcel InformationA

Parcel	36-21-30-300-002B-0000
Property Address	
Mailing Address	2751 TUSKAWILLA RD OVIEDO, FL 32765-8508
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$199,593	\$194,903
Depreciated Other Features	\$14,048	\$13,484
Land Value (Market)	\$154,720	\$154,720
Land Value Agriculture	\$0	\$0
Just/Market Value	\$368,361	\$363,107
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$13,393
P&G Adjustment	\$0	\$0
Assessed Value	\$368,361	\$349,714

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,796.28
Tax Bill Amount	\$4,690.07
Tax Savings with Exemptions	\$106.21

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type
 KIDS LANGUAGE ACADEMY PRE-SCHOOL LLC

Legal DescriptionA

SEC 36 TWP 21S RGE 30E BEG 300 FT S OF NW
COR OF SE 1/4 OF NE 1/4 RUN E 260 FT S 93.02
FT S 44 DEG 54 MIN W 155.84 FT W 150 FT N
203.40 FT TO BEG (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$368,361	\$0	\$368,361
Schools	\$368,361	\$0	\$368,361
FIRE	\$368,361	\$0	\$368,361
ROAD DISTRICT	\$368,361	\$0	\$368,361
SJWM(Saint Johns Water Management)	\$368,361	\$0	\$368,361

SalesA

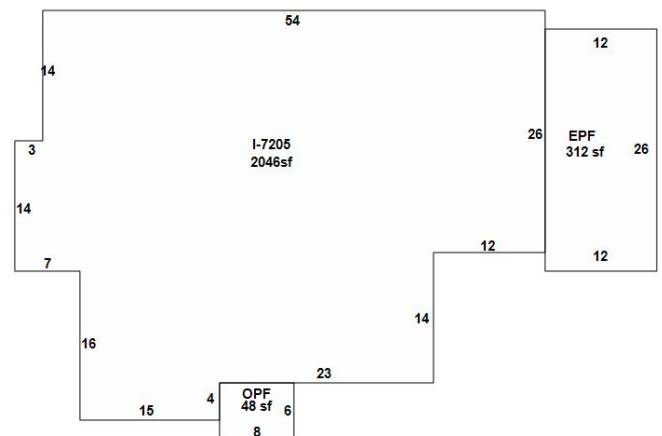
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2018	\$300,000	09113/1358	Improved	No
WARRANTY DEED	9/1/1984	\$100	01581/1258	Vacant	No
WARRANTY DEED	8/1/1984	\$95,000	01575/0886	Improved	Yes

LandA

Units	Rate	Assessed	Market
36,926 SF	\$4.19/SF	\$154,720	\$154,720

Building InformationA

#	1
Use	COMM/RES
Year Built*	1951/1980
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2046
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$262,623
Assessed	\$199,593



Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
ENCLOSED PORCH FINISHED	312
OPEN PORCH FINISHED	48

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
11495	2751 TUSKAWILLA RD: REROOF COMMERCIAL-	\$29,288		6/24/2021
04767	2751 TUSKAWILLA RD: ELECTRICAL - COMMERCIAL-	\$1,000		3/30/2021
06150	REPLACE LIGHTING DAMAGED FROM FIRE ALARM CONTROL PANEL - THINK & PLAY CHILD CARE	\$800		7/29/2009
00298	INTERIOR ALTERATION - THINK'N'PLAY	\$1,800		1/14/2009
16186	EXTERIOR STUCCO ON ENTIRE STRUCTURE	\$4,500		8/29/2005

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$3,000	\$1,200
4' CHAIN LINK FENCE	1986	270	\$2,903	\$1,161
COMMERCIAL ASPHALT DR 2 IN	2015	5600	\$14,280	\$11,067
6' CHAIN LINK FENCE	1986	100	\$1,549	\$620

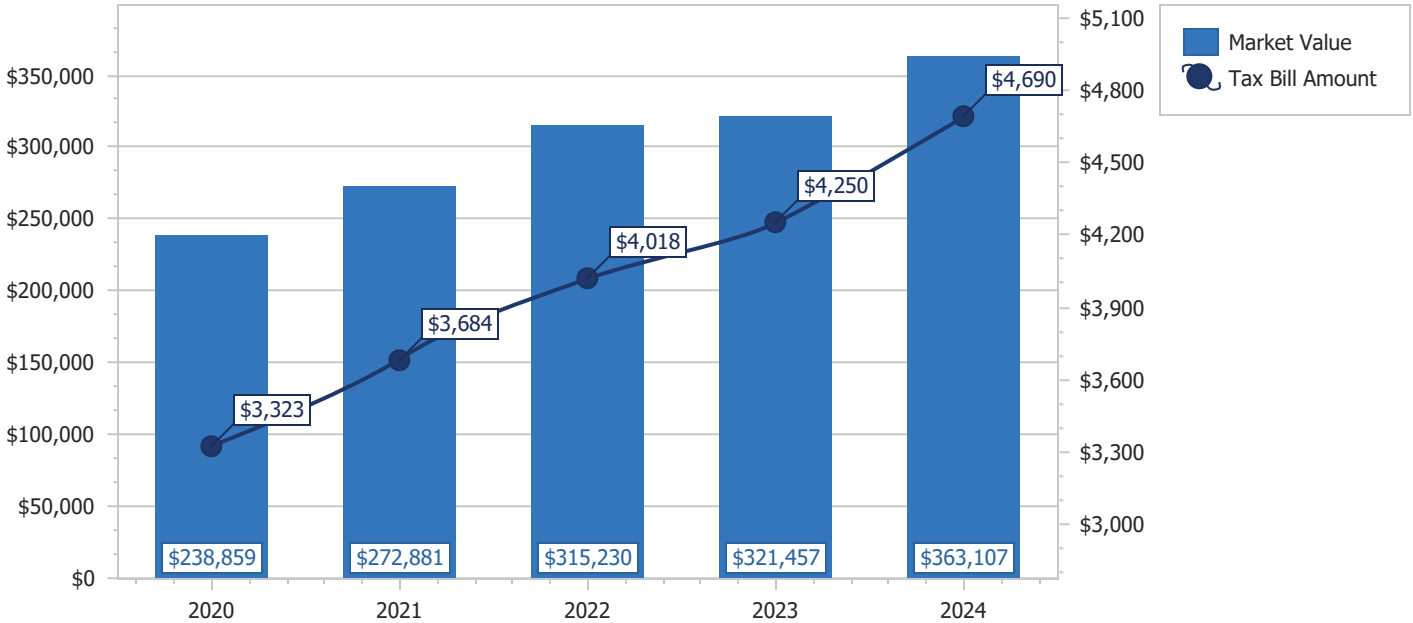
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

UtilitiesA	
Fire Station #	Station: 29 Zone: 293
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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**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: 10/14/2024 1:57:53 PM
Project: 24-80000126
Credit Card Number: 44*****4833
Authorization Number: 014526
Transaction Number: 141024039-19F475F6-C4EC-4555-9240-EAD001D8CB32
Total Fees Paid: 52.50

Fees Paid

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