



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

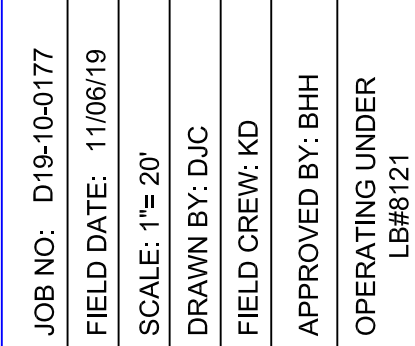
TreeHouse Academy

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











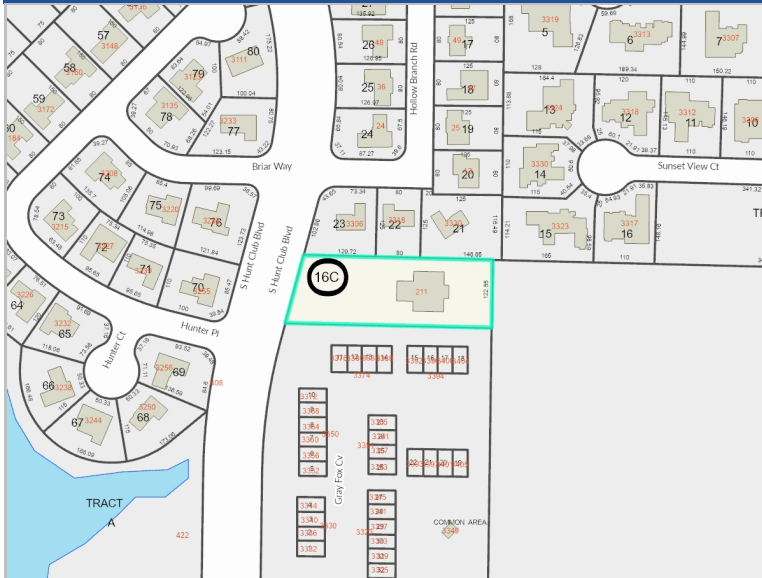
Property Record Card



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

Property Address 211 S HUNT CLUB BLVD APOPKA, FL 32703

Parcel Location



Site View



072129300016C0000 12/07/2021

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

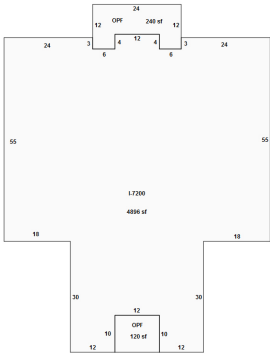
Legal Description

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

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		
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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: 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