



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**

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

**PROJECT**

|   |
|---|
| PROJECT NAME: TreeHouse Solarium Addition |
|---|

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

|  |                              |
|--|------------------------------|
| TOTAL ACREAGE: <del>46038 sq ft</del> 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)**

|                                      |   |                                 |   |  |
|--------------------------------------|---|---------------------------------|---|--|
| <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: 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 |
|-------------------|------------------|-------------------|

|   |   |
|---|---|
| <input type="checkbox"/> PROPERTY APPRAISER SHEET | <input type="checkbox"/> 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 |   |

## 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

# BOUNDARY & LOCATION SURVEY

211 SOUTH HUNT CLUB BOULEVARD  
APOPKA, FLORIDA 32703  
OF

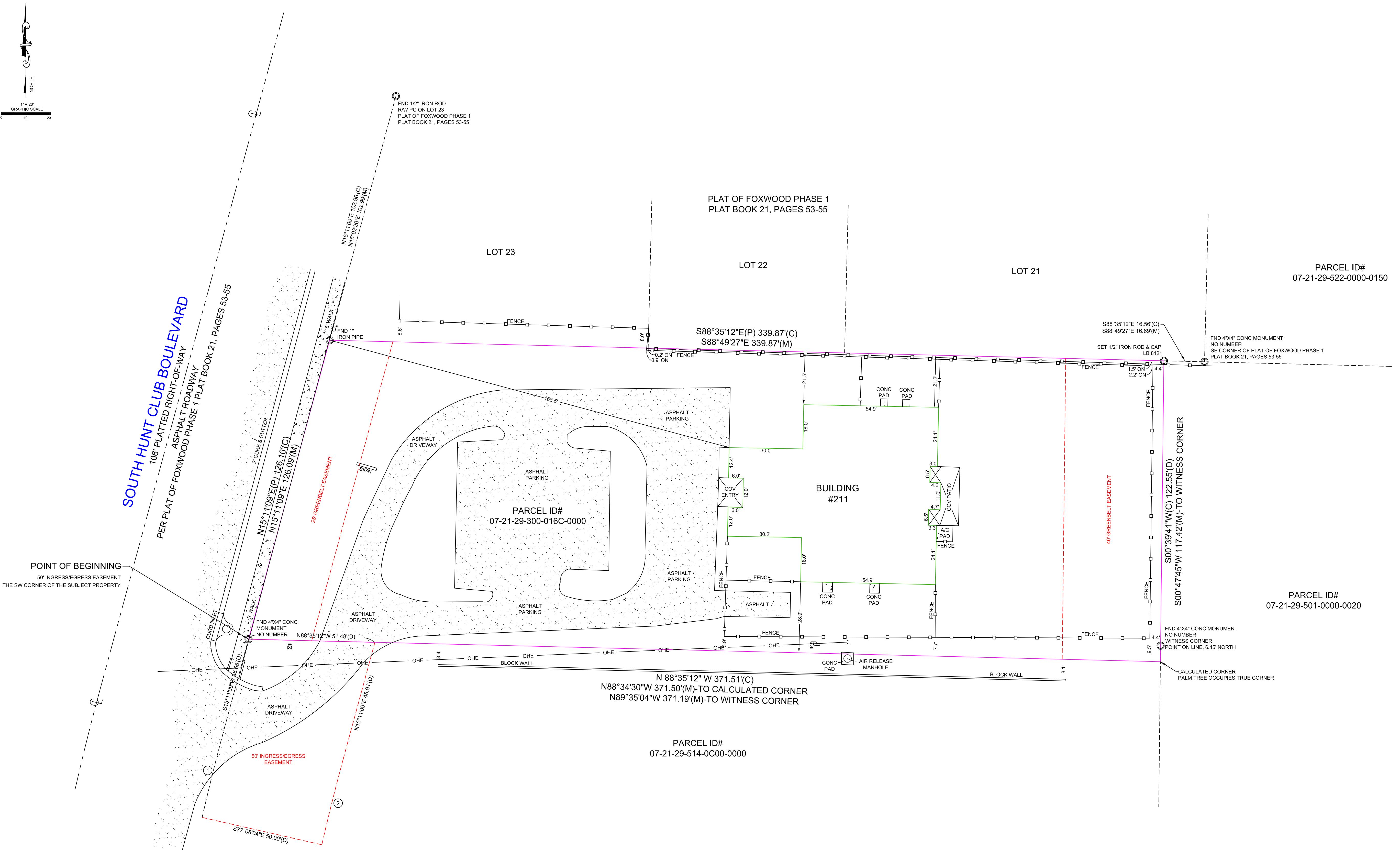
**SURVEYORS CERTIFICATE**  
SURVEY WAS MADE UNDER MY RESPONSIBLE  
THAT THE MINIMUM TECHNICAL STANDARDS

KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

THIS FIELD VISIT WAS AUTHENTICATED ELECTRONICALLY  
AND AUTHENTICATED ELECTRONIC SEAL



|   |                      |                |               |                |                  |                            |
|---|----------------------|----------------|---------------|----------------|------------------|----------------------------|
| JOB NO: D19-10-0177   | FIELD DATE: 11/06/19 | SCALE: 1"= 20' | DRAWN BY: DJC | FIELD CREW: KD | APPROVED BY: BHH | OPERATING UNDER<br>LB#8121 |
|    |                      |                |               |                |                  |                            |
| <b>FOR ALL INQUIRIES CONTACT:</b><br>Deal Land Surveying, LLC<br>804 S French Avenue<br>Sanford, FL 32771<br>407-878-3796<br><a href="mailto:INFO@deallandsurveying.com">INFO@deallandsurveying.com</a> |                      |                |               |                |                  |                            |



**LEGAL DESCRIPTION: (AS FURNISHED)**

THAT PORTION OF THE NORTHERLY 122.55 FEET OF THE NW1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 25 EAST, SEMINOLE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD, ACCORDING TO THE PLAT OF FOXWOOD PHASE 1, AS RECORDED IN PLAT BOOK 21, PAGE 53, 54 AND 55, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THE WESTERLY 25 FEET THEREOF AND THE EASTERLY 40.00 FEET THEREOF BEING SUBJECT TO GREENBELT EASEMENT. AND A 50.00 FOOT WIDE APPURTENANT EASEMENT FOR INGRESS AND EGRESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HUNT CLUB BOULEVARD; THENCE S 15°11'09" W., ALONG SAID RIGHT-OF-WAY LINE FOR 36.65 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND LYING ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 947.00 FEET AND A CENTRAL ANGLE OF 02°19'13" FOR 38.35 FEET; THENCE S 77°08'04" E FOR 50.00 FEET TO A RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 897.00 FEET AND A CENTRAL ANGLE OF 02°19'13" FOR 36.33 FEET TO THE POINT OF TANGENCY; THENCE N 15°11'09" E FOR 48.91 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE ABOVE-DESCRIBED PARCEL; THENCE N 88E35'12" W ALONG SAID BOUNDARY FOR 51.48 FEET TO THE POINT OF BEGINNING. THE WESTERLY 25.00 FEET THEREOF BEING SUBJECT TO A GREENBELT EASEMENT.

#### LIST OF POSSIBLE ENCROACHMENTS: FENCES AS SHOWN

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EAST R/W LINE OF SOUTH HUNT CLUB BOULEVARD, BEING N 15°11'09" E, PER PLAT

CERTIFIED TO: (A)

## NOTES

butting properties have not been researched for gaps, overlaps, and/or hiatus  
in compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or rights-of-way of  
other than those on recorded plats, is required, this information must be furnished to the  
er and mapper  
ence ownership is not determined  
o underground improvements or structures were located by this survey, unless otherwise  
this survey should not be used for construction purposes  
ny septic tank or drainfield locations (if found) are approximate  
roperty lines and or improvements shown were physically located  
survey  
monuments found or set are shown  
ed lines and information are noted by (C)  
computations of lines and or data not found are shown as (C)  
accuracies obtained in this survey are greater than (rural) 1' in 5000', (suburban) 1' in 7500',  
rcial) 1' in 10,000'  
prior to survey, information obtained was legal description provided by client or from publicly  
ed county tax collector site, recorded plats and/or section corner records, if applicable  
only a digital survey copy is required, a survey report will be placed in file. The digital  
s not full and complete without the survey report file.

**SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND  
BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO**

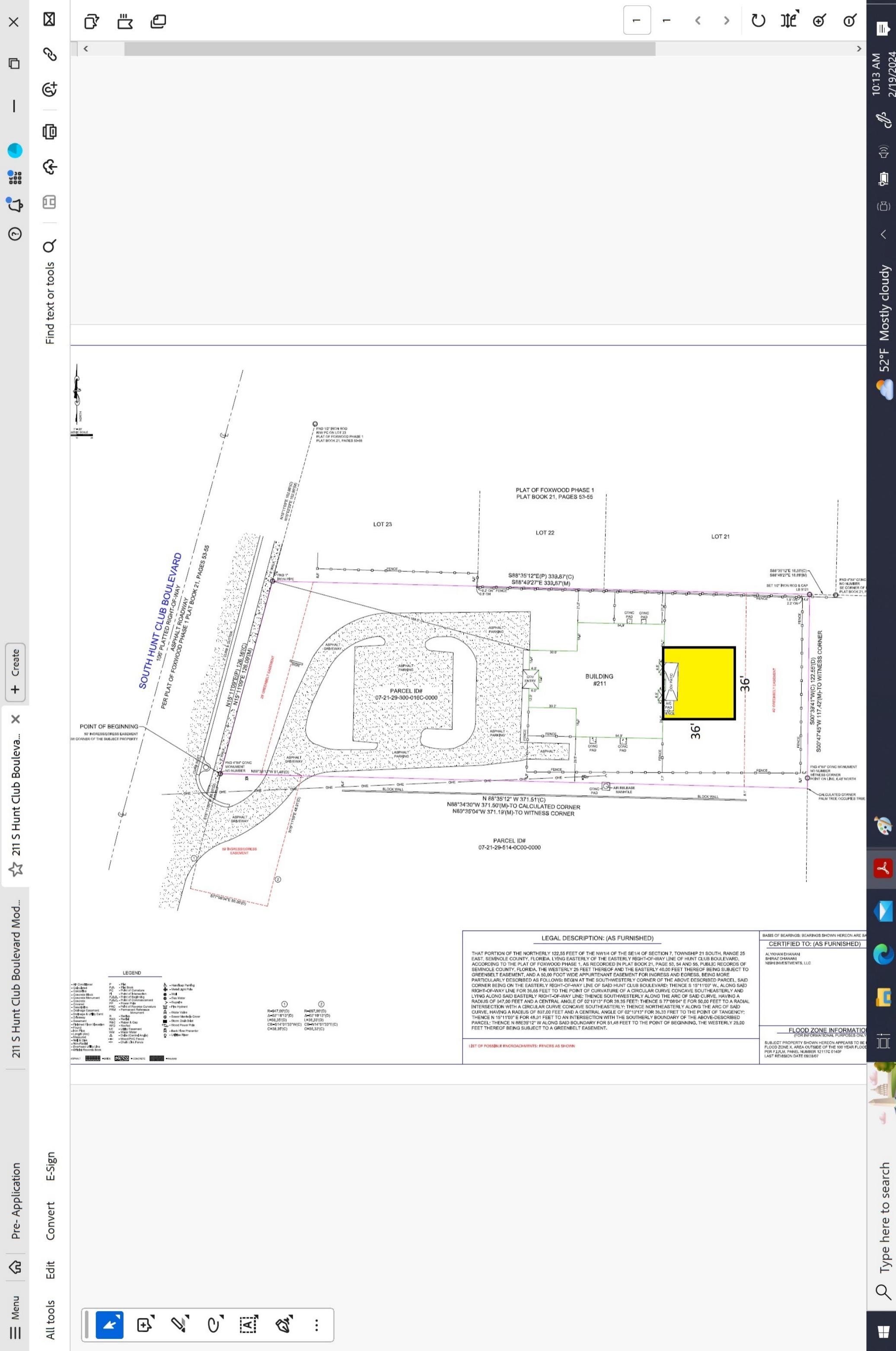
## FLOOD ZONE INFORMATION

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN  
FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN,  
PER F.I.R.M. PANEL NUMBER 12117C 0140F  
LAST REVISION DATE 09/28/07

SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND  
BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO  
THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



The logo for DLS Land Surveying is a circular emblem. The letters 'DLS' are prominently displayed in the center in a large, bold, sans-serif font. Below 'DLS', the words 'LAND SURVEYING' are written in a smaller, all-caps, sans-serif font. The entire logo is set against a dark blue background with a thin white border.









treehouse  
PRESCHOOL ACADEMY

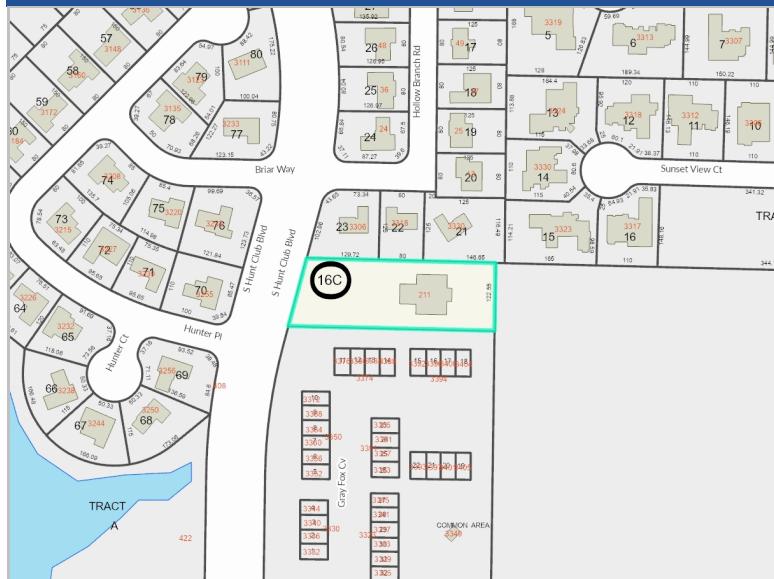


# Property Record Card



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

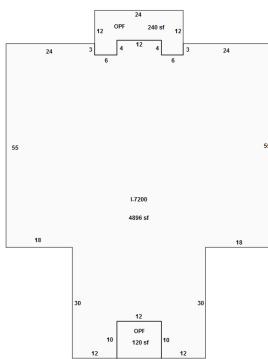
SEC 07 TWP 21S RGE 29E  
NLY 122.55 FT OF NW 1/4 OF  
SE 1/4 ELY OF HUNT CLUB  
BLVD

|               |           |           |     |
|---------------|-----------|-----------|-----|
| 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 |
|-------------|-------|--------|-----------|

## Building Information

| #                   | Description        | Year Built<br>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  | <table> <thead> <tr> <th>Description</th><th>Area</th></tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td><td>240.00</td></tr> <tr> <td>OPEN PORCH FINISHED</td><td>120.00</td></tr> </tbody> </table> | Description | Area | OPEN PORCH FINISHED | 240.00 | OPEN PORCH FINISHED | 120.00 |
| Description         | Area               |                                |         |          |                                 |           |            |  |             |      |                     |        |                     |        |
| OPEN PORCH FINISHED | 240.00             |                                |         |          |                                 |           |            |  |             |      |                     |        |                     |        |
| OPEN PORCH FINISHED | 120.00             |                                |         |          |                                 |           |            |  |             |      |                     |        |                     |        |



Sketch by AgenSearch

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 |        |  |  |
|----------------------------|---------------------|------------------------|---------------------------|---------------------------|-----------------|----------------------|-----------------------------|--------|--|--|
| 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 [elandesk@seminolecountyfl.gov](mailto:elandesk@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:** 220224010-AD5E2634-7749-4D1A-921F-068585FB7855  
**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         |