



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

PROJ. #: 25-80000102
PM: Kaitlyn
REC'D: 9/15/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE



PRE-APPLICATION

\$50.00*

(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: KIDS LANGUAGE ACADEMY

PARCEL ID #(S): 36-21-30-300-002B-0000

TOTAL ACREAGE: 0.83

BCC DISTRICT: 01

ZONING: A-1

FUTURE LAND USE: LDR

APPLICANT

NAME: Helen Rojas

COMPANY: Kids Language Academy, LLC

ADDRESS: 11648 Mc Culloch Rd Building #2

CITY: Orlando

STATE: FL

ZIP: 32817

PHONE: 407-285-4741

EMAIL: kids.languageacademy@gmail.com

CONSULTANT

NAME: Jose Arvelo, P.E.

COMPANY: Professional Engineering Management, Inc

ADDRESS: 9582 Cypress Pine St

CITY: Orlando

STATE: FL

ZIP: 32827

PHONE: 407-832-1390

EMAIL: aarvelo@usapem.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Re-develop an existing day care facility

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

STAFF USE ONLY

COMMENTS DUE: 9/26

COM DOC DUE: 10/2

DRC MEETING: 10/8

☐ PROPERTY APPRAISER SHEET ☐ 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

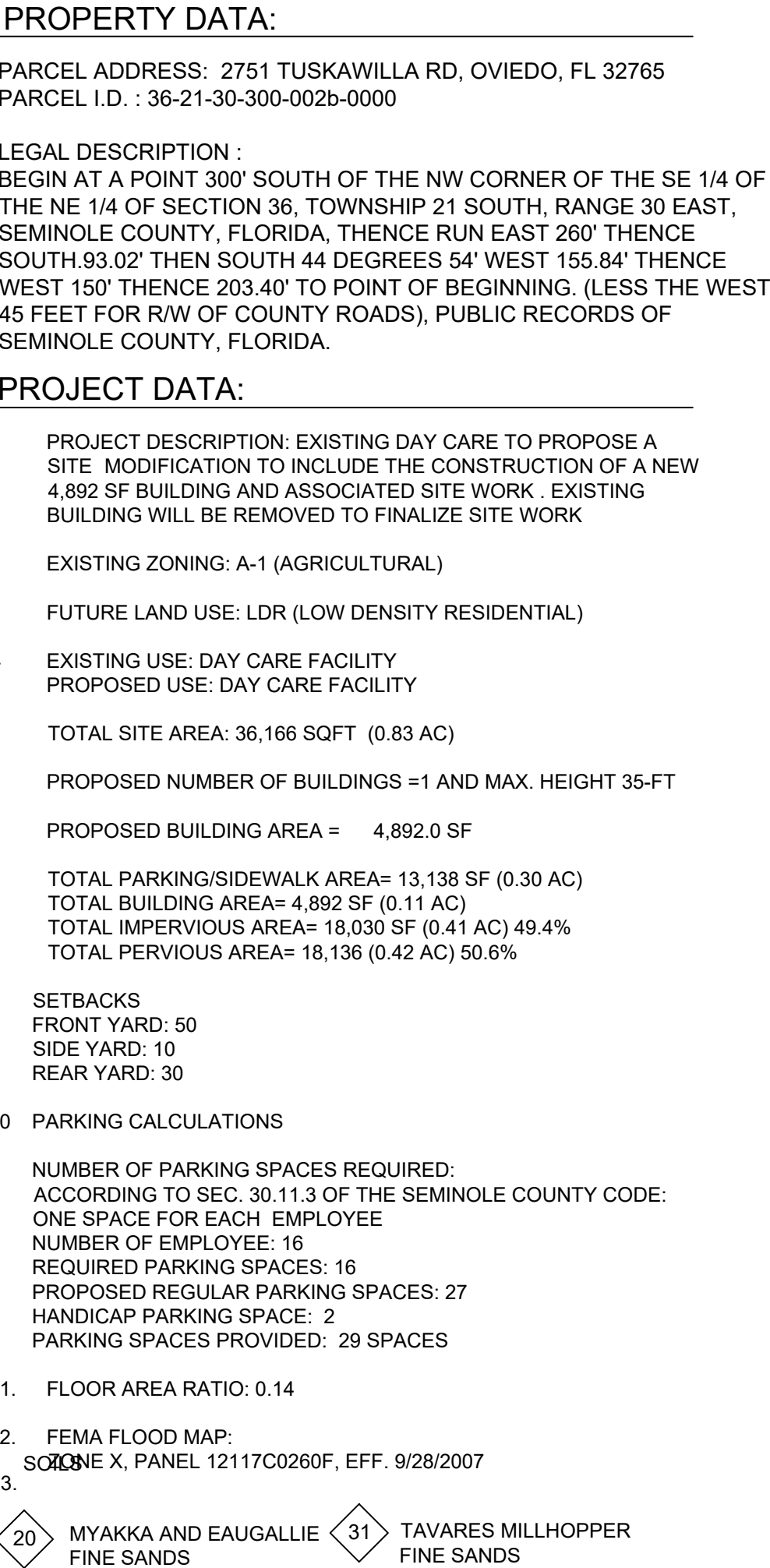


Project Name: Kids Language Academy
Project Address: 2751 Tuskawilla Rd Oviedo FL 32765
Parcel ID: 36-21-30-300-002B-0000

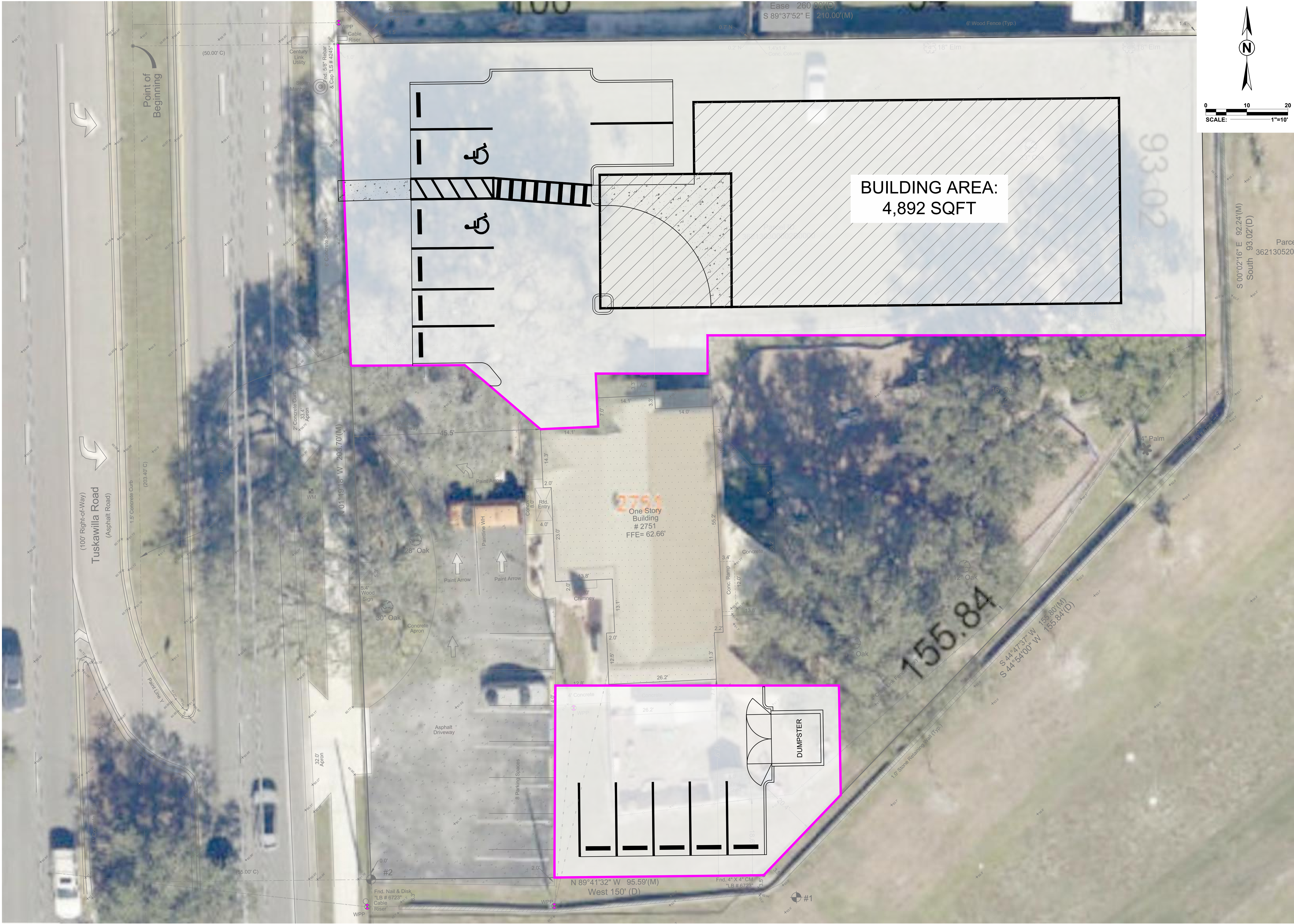
Project Description

The purpose of the project is to redevelop the current day care facility through construction phases that allow the business to continue operating. Schematic plans showing the project phases and the final site plan are attached to this letter and detailed below.

- Phase I
 - New building construction (4892 sqft)
 - New parking addition and dumpster enclosure
 - Stormwater system construction
 - Utility installation
 - Landscaping installation
 - Obtaining the certificate of occupancy for new building
 - Transferring the day care license for the new building
- Phase II
 - Demolition of old building
 - New parking construction
 - New driveway construction while using the second driveway
- Phase III (Final)
 - Removal of the second driveway
 - Finish parking Lot
 - Finish remaining landscaping
 - Obtaining final approval of the project



CONTRACTOR SHALL CALL
"SUNSHINE STATE ONE CALL"
1-800-432-4770
 A MINIMUM OF 2-DAYS AND A MAXIMUM
 OF 5-DAYS PRIOR TO START OF CONSTRUCTION



PROFESSIONAL
ENGINEERING
MANAGEMENT, INC.

PEM

Water Resources • Land Development • Civil Engineering
9532 Cypress Pine St., Orlando, Florida 32827
Tel/Fax: (407) 207-4746
www.pem-inc.com

APP

DESCRIPTION

DATE

R E V I S I O N S

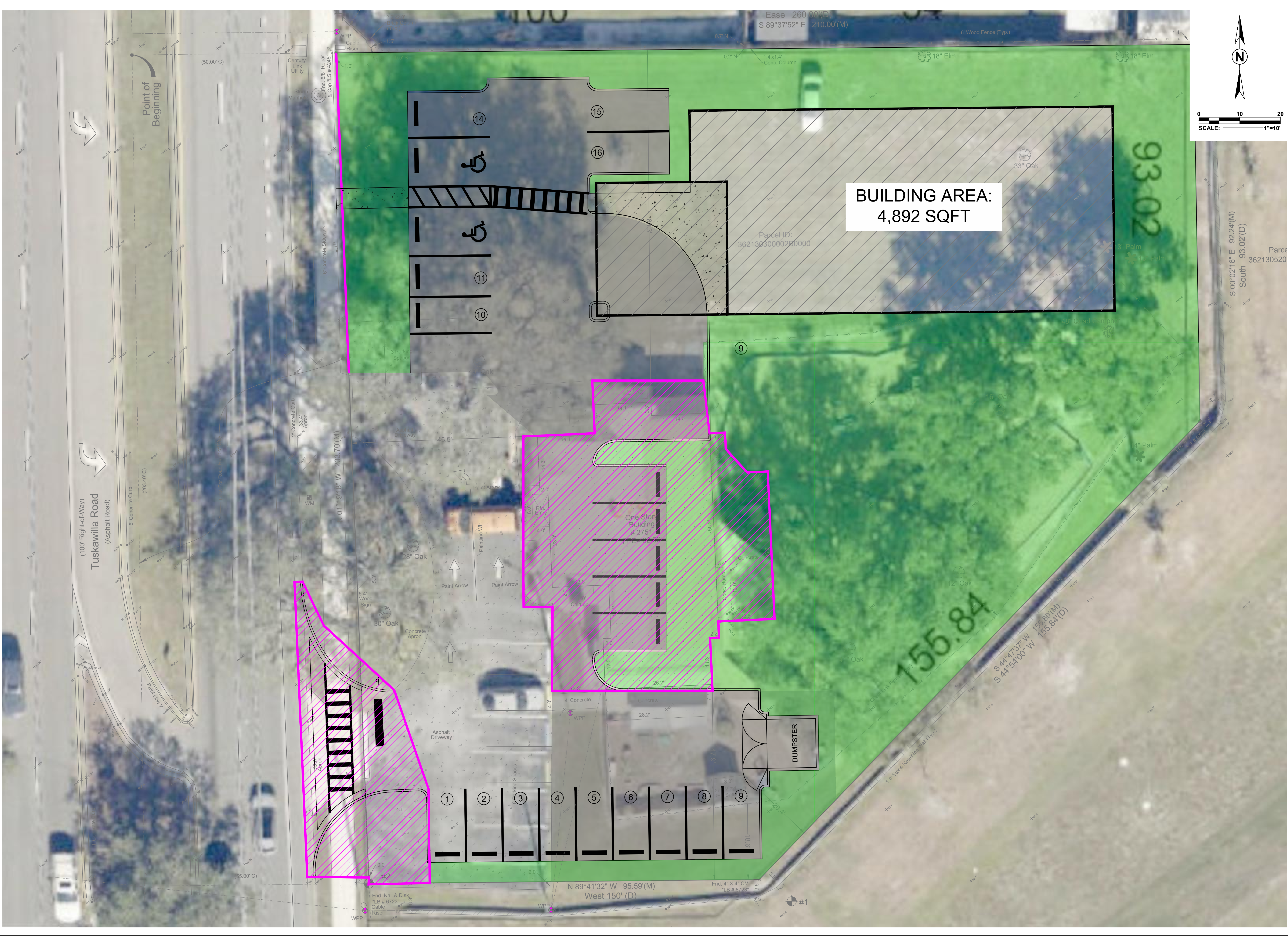
KIDS LANGUAGE ACADEMY
KIDS LANGUAGE ACADEMY PRE-SCHOLL LLC
2751 TUSKAWILLA RD
OVIEDO, FL 32765

PRELIMINARY SITE PLAN
PHASE I

SCALE:
DATE: MAY 2025
DESIGN:
DRAWN:
CHECKED:
CADD:
JOB NO. SHEET

25-08

Copyright © 2024. All ideas, arrangements and plans indicated or represented by this drawing are owned by and the property of Professional Engineering Management, Inc. and were created, evolved and developed for use with the specified project. Professional Engineering Management, Inc. reserves copyrights and other rights restricting the drawing to the original project or purpose for which they were prepared. Reproductions, changes or assignments are prohibited without the written permission of Professional Engineering Management, Inc.



PROFESSIONAL
ENGINEERING
MANAGEMENT, INC.

PEM

Water Resources • Land Development • Civil Engineering
9532 Cypress Pine St., Orlando, Florida 32827
Tel/Fax: (407) 207-4746
www.pem-inc.com

APP

DESCRIPTION

DATE

REVISIONS

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883

884

885

886

887

888

889

890

891

892

893

894

895

896

897

898

899

900

901

902

903

904

905

906

907

908

909

910

911

912

913

914

915

916

917

918

919

920

921

922

923

924

925

926

927

928

929

930

931

932

933

934

935

936

937

938

939

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

977

978

979

980

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

997

998

999

1000

1001

1002

1003

1004

1005

1006

1007

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

1230

1231

1232

1233

1234

1235

1236

1237

1238

1239

1240

1241

1242

1243

1244

1245

1246

1247

1248

1249

1250

1251

1252

1253

1254

1255

1256

1257

1258

1259

1260

1261

1262

1263

1264

1265

1266

1267

1268

1269

1270

1271

1272

1273

1274

1275

1276

1277

1278

1279

1280

1281

1282

1283

1284

1285

1286

1287

1288

1289

1290

1291

1292

1293

1294

1295

1296

1297

1298

1299

1300

1301

1302

1303

1304

1305

1306

1307

1308

1309

1310

1311

1312

1313

1314

1315

1316

1317

1318

1319

1320

1321

1322

1323

1324

1325

1326

1327

1328

1329

1330

1331

1332

1333

1334

1335

1336

1337

1338

1339

1340

1341

1342

1343

1344

1345

1346

1347

1348

1349

1350

1351

1352

1353

1354

1355

1356

1357

1358

1359

1360

1361

1362

1363

1364

1365

1366

1367

1368

1369

1370

1371

1372

1373

1374

1375

1376

1377

1378

1379

1380

1381

1382

1383

1384

1385

1386

1387

1388

1389

1390

1391

1392

1393

1394

1395

1396

1397

1398

1399

1400

1401

1402

1403

1404

1405

1406

1407

1408

1409

1410

1411

1412

1413

1414

1415

1416

1417

1418

1419

1420

1421

1422

1423

1424

1425

1426

1427

1428

1429

1430

1431

1432

1433

1434

1435

1436

1437

1438

1439

1440

1441

1442

1443

1444

1445

1446

1447

1448

1449

1450

1451

1452

1453

1454

1455

1456

1457

1458

1459

1460

1461

1462

1463

14

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 \$485,840 Assessed Value \$384,685 Taxable Value \$384,685
 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	\$207,120	\$194,903
Depreciated Other Features	\$14,699	\$13,484
Land Value (Market)	\$264,021	\$154,720
Land Value Agriculture	\$0	\$0
Just/Market Value	\$485,840	\$363,107
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$101,155	\$13,393
P&G Adjustment	\$0	\$0
Assessed Value	\$384,685	\$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	\$384,685	\$0	\$384,685
Schools	\$485,840	\$0	\$485,840
FIRE	\$384,685	\$0	\$384,685
ROAD DISTRICT	\$384,685	\$0	\$384,685
SJWM(Saint Johns Water Management)	\$384,685	\$0	\$384,685

SalesA

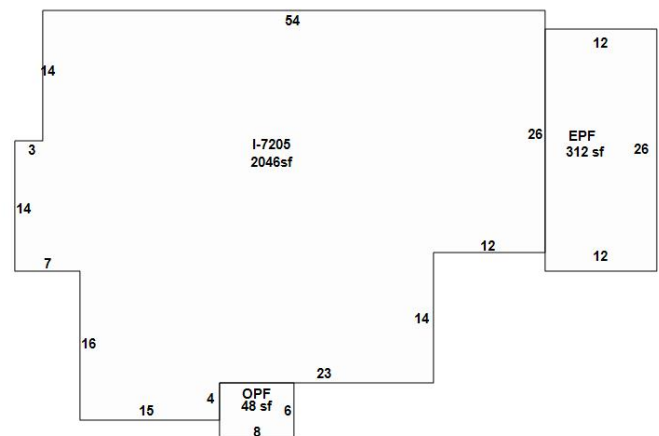
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2018	\$300,000	09113/1358	Improved	No
WARRANTY DEED	9/1/1984	\$100	01581/1258	Vacant	No
WARRANTY DEED	8/1/1984	\$95,000	01575/0886	Improved	Yes

LandA

Units	Rate	Assessed	Market
36,926 SF	\$7.15/SF	\$264,021	\$264,021

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	\$272,526
Assessed	\$207,120



Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft²)
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 - LIN FT	1986	270	\$2,903	\$1,161
COMMERCIAL ASPHALT DR 2 IN	2015	5600	\$15,120	\$11,718
6' CHAIN LINK FENCE - LIN FT	1986	100	\$1,549	\$620

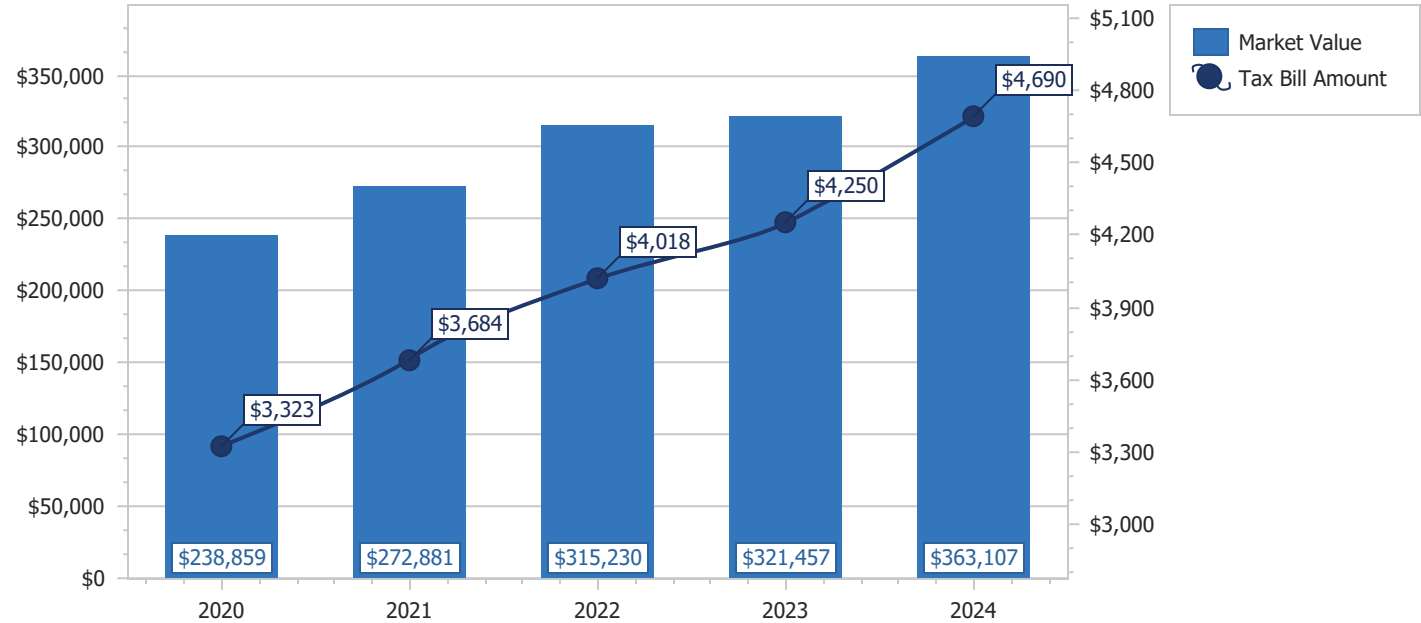
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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



Copyright 2025 © 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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 9/16/2025 2:11:53 PM
Project: 25-80000102
Credit Card Number: 44*****4833
Authorization Number: 016641
Transaction Number: 160925O18-F94818DF-411D-47C5-AE0F-006FDAB1DBA7
Total Fees Paid: 52.50

Fees Paid

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