



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,

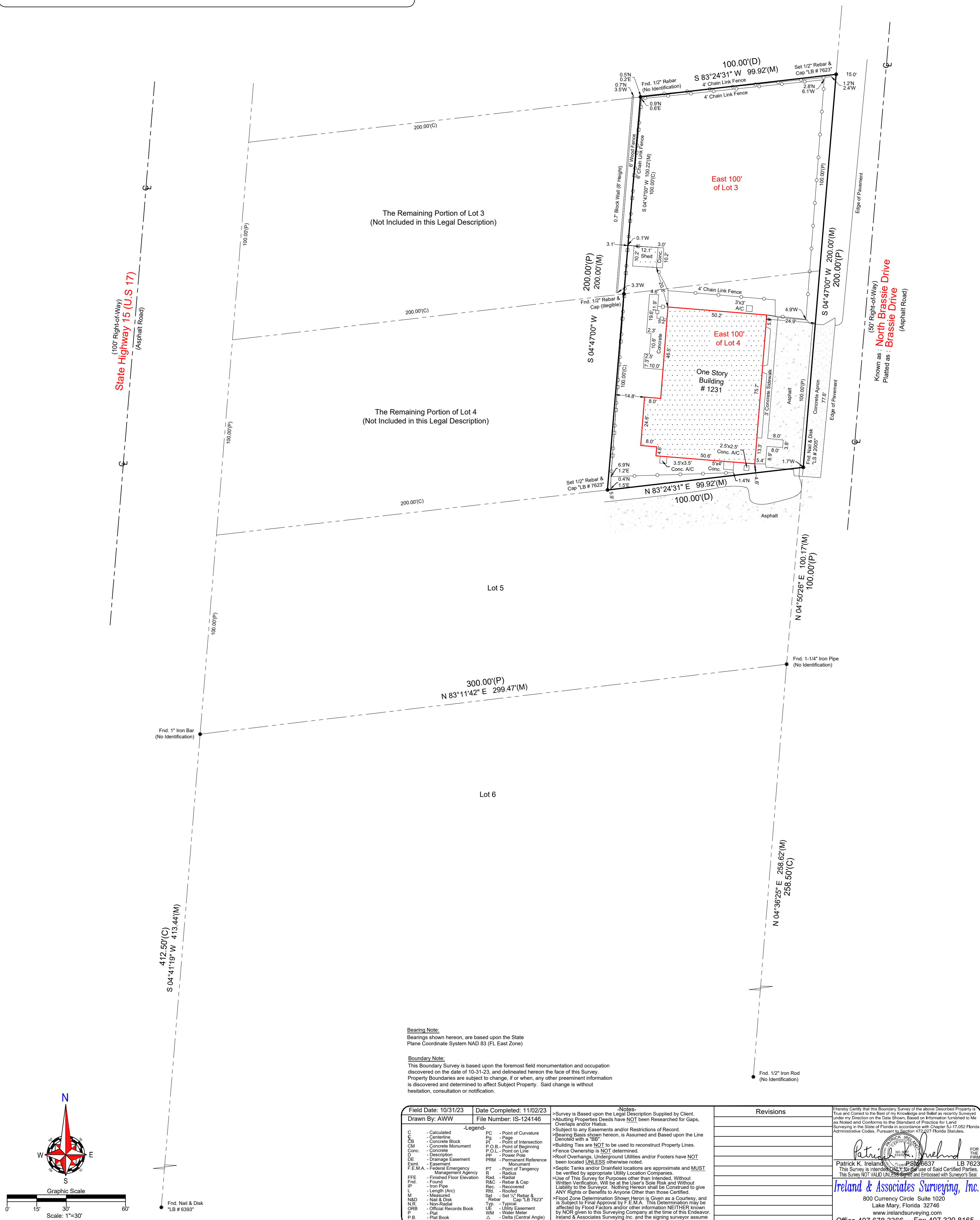
Kaveh Albekord
Manager
1231 Brassie LLC

Legal Description:

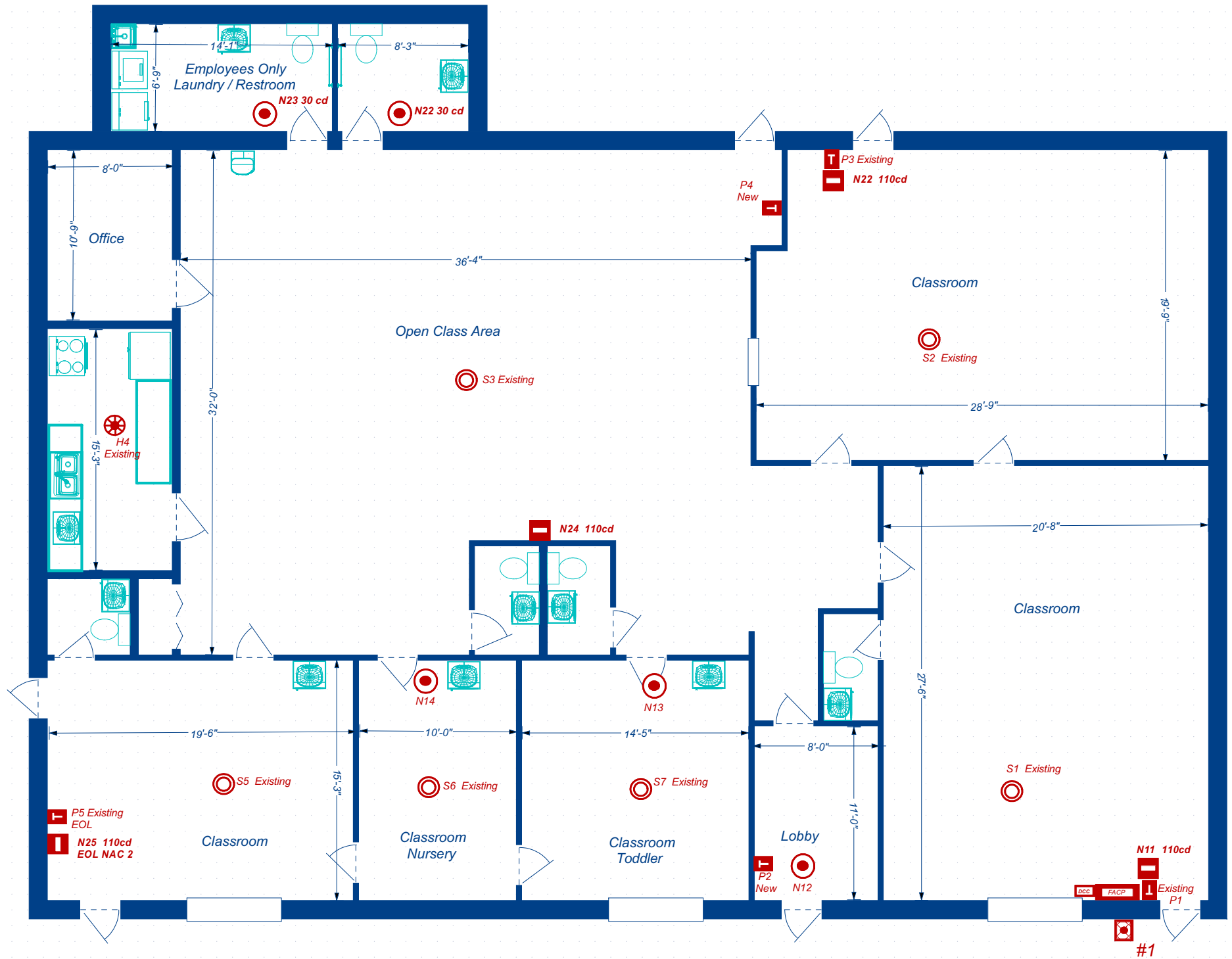
EAST 100 FEET OF LOTS 3 AND 4, BEASON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 85, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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



Date Written: 10/13/23	Date Completed: 11/02/23	-Notes-	Revisions
Drawn By: AWW	File Number: IS-124146	>Survey is Based upon the Legal Description Supplied by Client. >Abutting Property Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus. >Subject to any Easements and/or Restrictions of Record. >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drained/flood locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Herein shall be Constituted to give ANY Rights or Benefits to Anyone Other than those Cited.	I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. The information furnished to me has been Noted and Conforms to the Standard of Practice set forth in Florida Surveying in the State of Florida in accordance with Chapter 47, § 705.0 Florida Administrative Codes, Pursuant to Section 47.22(2) Florida Statutes.
C - Calculated C - Centerline CM - Concrete Monument Conc. - Concrete DE - Drainage Easement Easement Point F.E.M.A. - Federal Emergency Management Agency FFF - Finished Floor Elevation Fnd - Found L - Length (Arc) M - Measured N&D - North & Dead NRG - Non Records Book P - Plat P.B. - Platted Book R - Reference	Legend: PC - Point of Curvature Pg - Page PI - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line PP - Power Pole P.R.M. - Permanent Reference Monument PT - Point of Tangency R - Radius R&C - Rehab & Cap Rcd - Rooted Set - Set 2' Rebar & Rubber Cap LB 7623 Typical Water Easement WM - Water Meter Dela (Center Angle) Chain Link Fence	>Floor Zone Determination shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. >Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Information.	FOR THE SURVEYOR Patrick K. Ireland PS#18637 LB 7623 This Survey is INTENDED ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal. Ireland & Associates Surveying, Inc. 800 Century Circle Suite 1020 Lake Mary, Florida 32746 www.iirelandsurveying.com Office-407.678.3366 Fax-407.320.8165



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

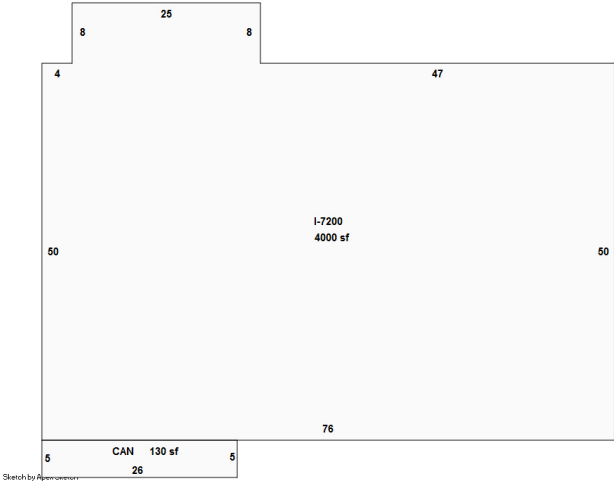
E 100 FT OF LOTS 3 + 4
BEASON SUBD
PB 7 PG 85

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