



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

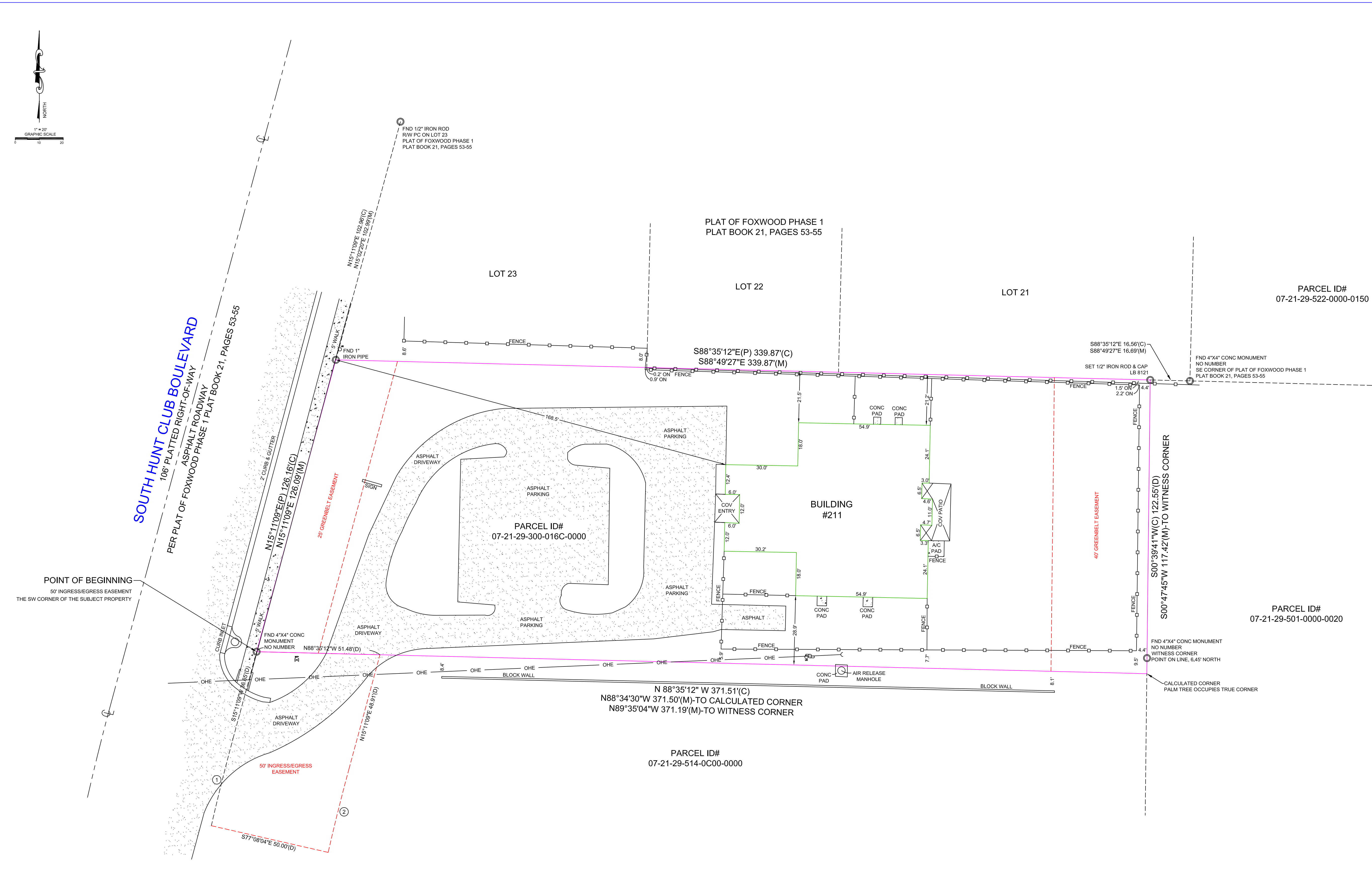
NO.	DATE	REVISIONS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 11-F, FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 54.17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 11/12/19
SURVEYOR'S NAME: BELLI HYATT LMB88
DEAL LAND SURVEYING, LLC - LB 8121
ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

FOR ALL INQUIRIES CONTACT:
ALYKHAN DHANANI
SHIRAZ DHANANI
NISHI INVESTMENTS, LLC
804 S Francis Avenue
Saford, FL 32771
407-878-3796
info@dealandsurveying.com

JOB NO. D19-10-0177	FIELD DATE: 11/06/19	SCALE: 1"= 20'	DRAWN BY: DUC	FIELD CREW: KD	APPROVED BY: BHH	OPERATING UNDER: LB#6121
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LEGEND

A/C - Air Conditioner	P - Plat	Handicap Parking
C - Calculated	P.B. - Plat Book	Metal Light Pole
CB - Centerline	PC - Point of Curvature	Well
CM - Concrete Monument	PI - Point of Intersection	Gas Meter
CONC - Concrete	P.O.B. - Point of Beginning	Clayline
COV - Covered	P.O.C. - Point of Commencement	Fire Hydrant
D - Description	PRC - Point of Reverse Curvature	Water Valve
DE - Drainage Easement	PRM - Permanent Reference Monument	Sewer Manhole Cover
DUE - Drainage & Utility Easmt	R - Radius	Storm Drain Inlet
DW - Driveway	RAD - Radial	Wood Power Pole
ESMT - Easement	RAC - Retain & Cap	Back Flow Preventor
FEE - Finished Floor Elevation	RFD - Roofed	URBESMS Riser
FND - Found	RE - Right of Easement	
I - Iron Pipe	UE - Utility Easement	
L - Length (Arc)	WM - Water Meter	
M - Measured	Δ - Delta (Central Angle)	
N&D - Nail & Disk	∠ - Wood/PVC Fence	
N.R. - Non-Radial	∠ - Chain Link Fence	
OHU - Overhead Utility Line	∠ -	
ORB - Official Records Book		

①	R=947.00(D)	R=897.00(D)
②	Δ=02°19'13"(D)	Δ=02°19'13"(D)
	L=36.35(D)	L=36.33(D)
	CB=S14°01'33"W(C)	CB=N14°01'33"E(C)
	C=38.35(C)	C=36.32(C)

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 36.35 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 88°35'12" 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

CERTIFIED TO: (AS FURNISHED)
ALYKHAN DHANANI
SHIRAZ DHANANI
NISHI INVESTMENTS, LLC

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)
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 121117C 0140F
LAST REVISION DATE 09/28/07

NOTES

- Abutting 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 record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper
- Fence ownership is not determined
- No underground improvements or structures were located by this survey, unless otherwise noted
- This survey should not be used for construction purposes
- Any septic tank or drainfield locations (if found) are approximate
- Property lines and/or improvements shown were physically located by field survey
- Monuments found or set are shown
- Calculations of 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', (commercial) 1" in 10,000'
- Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable
- If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

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








treehouse
PRESCHOOL ACADEMY



Property Record Card

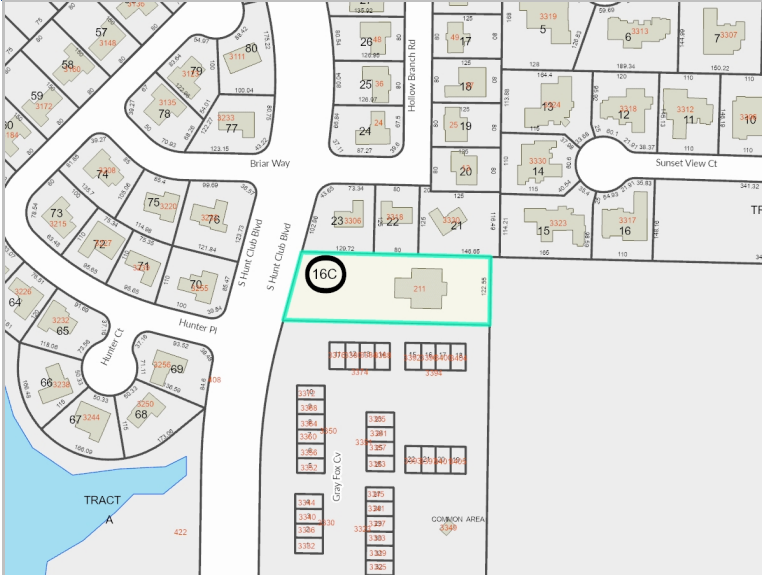


Parcel 07-21-29-300-016C-0000

Property Address 211 S HUNT CLUB BLVD APOPKA, FL 32703

Parcel Location

Site View



072129300016C0000 12/07/2021

Parcel Information

Value Summary

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

	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

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