



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

PROJ. #: 23-80000006
 PM: _____
 REC'D: 1/13/23

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: NORTH ORLANDO MUSLIMS COMMUNITY CENTERS
 PARCEL ID #(S): 35-19-29-300-006A-0000
 TOTAL ACREAGE: 2.9 BCC DISTRICT: 5 HERR
 ZONING: A1 FUTURE LAND USE: SE

APPLICANT

NAME: ZUBAIR MIYANJI COMPANY: BROKER
 ADDRESS: 2220 SAN JACINTO CIR
 CITY: SANFORD STATE: FL ZIP: 32771
 PHONE: 407 967 9929 EMAIL: zubair.miyaji@gmail.com

CONSULTANT

NAME: SYED HYDER COMPANY: SIH ASSOCIATES
 ADDRESS: 16809 BROADWATER AVE
 CITY: WINTER GARDEN STATE: FL ZIP: ~~34787~~ 34787
 PHONE: 321 229 2179 EMAIL: SIHASSOC@GMAIL.COM

PROPOSED DEVELOPMENT

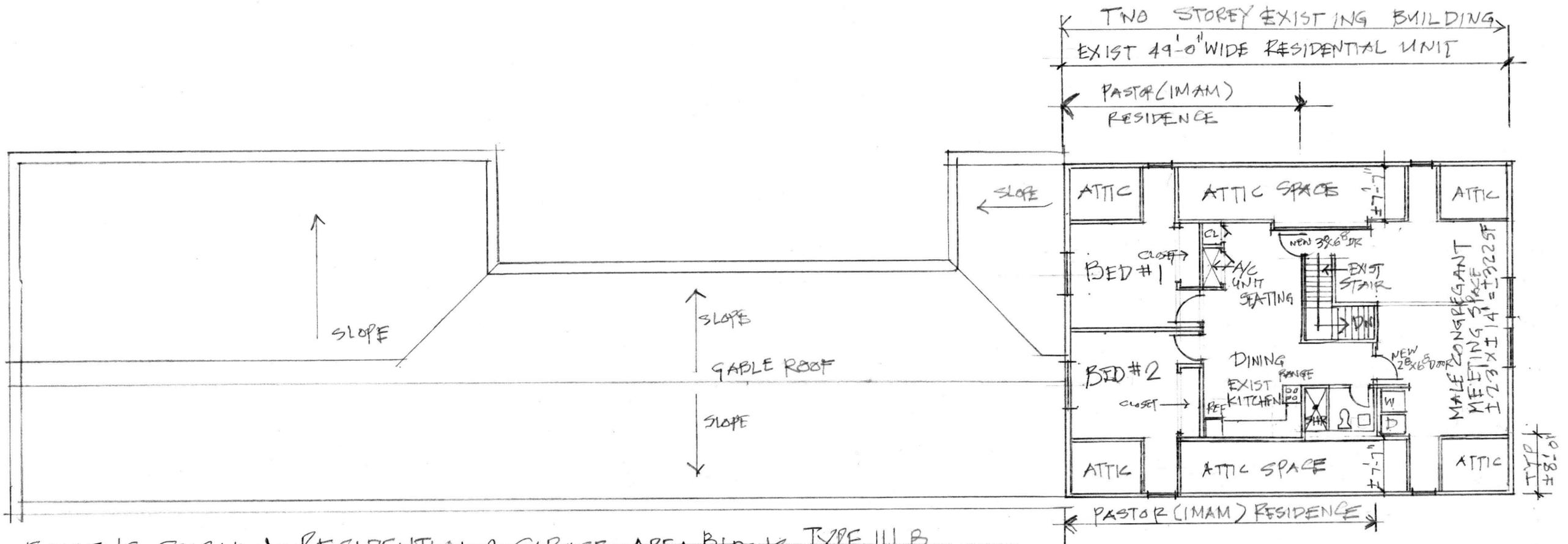
Brief description of proposed development: RELIGIOUS PRAYING HALL & SUNDAY SCHOOL

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

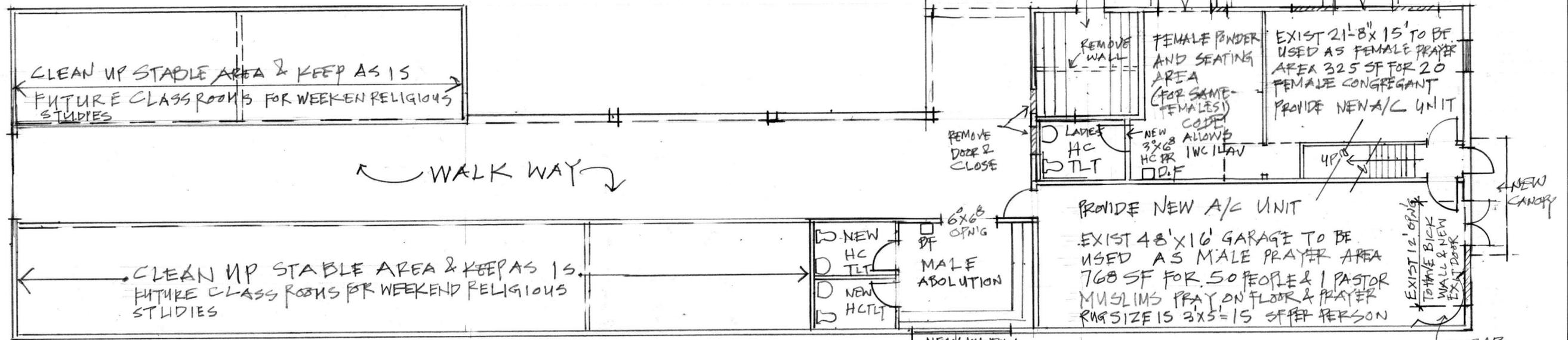
STAFF USE ONLY

COMMENTS DUE: <u>1-20-23</u>	COM DOC DUE: <u>1-26-23</u>	DRC MEETING: <u>2-1-23</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>SE of Lake Markham road & S of S Sylvan Lake drive</u>
W/S:	BCC: <u>S-Herr</u>	

Agenda - 1-27-23



EXISTING STABLE & RESIDENTIAL & GARAGE AREA BLDG IS TYPE III B
 CONSTRUCTION TYPE - 2ND FLOOR PLAN (SCALE 1/8" = 1'-0")



EXISTING STABLE & RESIDENTIAL & GARAGE AREA IS TYPE III B
 CONSTRUCTION TYPE 1ST FLOOR PLAN (SCALE: 1/8" = 1'-0")

Syed I. Haider Principal/Architect & GC AIA/NCARB/SAME/AR 0012651/CGC 043240		DRAWN BY REVISIONS
SIH ASSOCIATES Seeking Excellence in the Built Environment A Design-Build Company 9768 Bay Vista Estates Blvd Orlando, FL 32836		PH: 321 229 2179 FAX: 407 354 0477 E Mail: cogiff@yahoo.com
		DRAWING NUMBER

Property Record Card

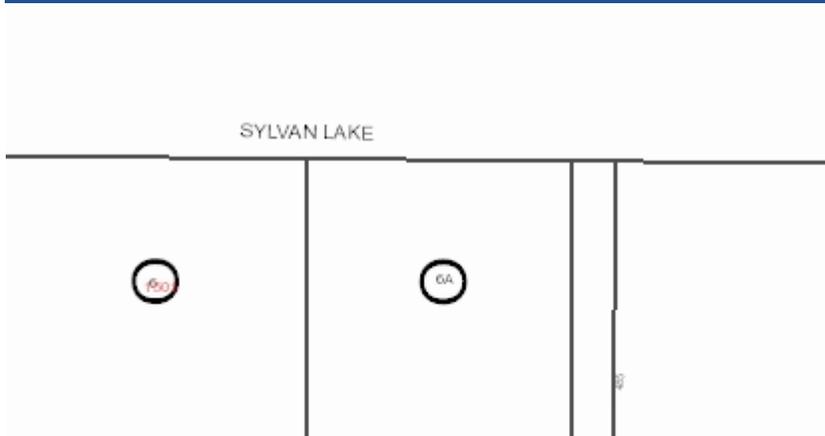


Parcel 35-19-29-300-006A-0000

Property Address SANFORD, FL 32771

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	35-19-29-300-006A-0000
Owner(s)	ORLANDO SOCCER DEVELOPMENT COMPANY LLC
Property Address	SANFORD, FL 32771
Mailing	655 W CHURCH ST ORLANDO, FL 32805-2207
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	07-MISCELLANEOUS RESIDENTIAL
Exemptions	None
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$191,900	\$175,067
Depreciated EXFT Value		
Land Value (Market)	\$219,000	\$219,000
Land Value Ag		
Just/Market Value	\$410,900	\$394,067
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$61,716	\$76,627
P&G Adj	\$0	\$0
Assessed Value	\$349,184	\$317,440

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$5,283.69 **2022 Tax Savings with Exemptions** \$609.04
2022 Tax Bill Amount \$4,674.65

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 19S RGE 29E
 E 288 FT OF N 1/2 OF NE 1/4 OF NW 1/4 OF NW 1/4 (LESS RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$349,184	\$0	\$349,184
SJWM(Saint Johns Water Management)	\$349,184	\$0	\$349,184
FIRE	\$349,184	\$0	\$349,184
COUNTY GENERAL FUND	\$349,184	\$0	\$349,184
Schools	\$410,900	\$0	\$410,900

Sales

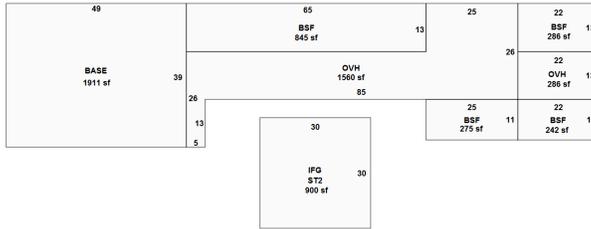
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/01/2018	09234	1482	\$937,400	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			2.19	\$100,000.00	\$219,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area
1	BARNS/SHEDS	2002	0	0.0	6	1,911	6,305	3,559	BRICK	\$191,900	\$207,459		
												Description	Area
												BASE SEMI FINISHED	845.00
												OVERHANG	1560.00
												BASE SEMI FINISHED	275.00
												BASE SEMI FINISHED	242.00
												OVERHANG	286.00
												BASE SEMI FINISHED	286.00
												INTERIOR FINISH GOOD	900.00



Search by Area/Block

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
09833	ADDITION	County	\$62,461		9/4/2007

Extra Features

Description	Year Built	Units	Value	New Cost
-------------	------------	-------	-------	----------

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	2

School Information

Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

Copyright 2023 © Seminole County Property Appraiser

Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 1/13/2023 10:19:57 AM

Project Number: 23-80000006

Address:

Credit Card Number: 44*****6160

Authorization: 013985

Transaction ID: 130123013-094FD2C1-D512-4797-A84B-9744D91D33B5

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

Selected Fee Summary

Description	Amount
PRE APPLICATION	50.00