

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

PROJ. #: <u>23 - 8000000</u> PM: \_\_\_\_\_

REC'D:

SPECIAL EXCEPTION

### 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 ORLAND	O MUSLIMS COMMUNITY CONTORS
PARCEL ID #(S): ろジー 19-29	- 300 - 006 A - 0000
TOTAL ACREAGE: 🤉 🖓 .	BCC DISTRICT: 5 HERL
ZONING: A 1	FUTURE LAND USE: SE

### APPLICANT

NAME: ZUBAIR MINANTI	COMPANY: BULGLEN
ADDRESS: 2220 SAN JAUNTO CIL	
CITY: SANGOWY JACINTO CIV	STATE: A ZIP: 32771
PHONE: 457 967 9929	EMAIL: Zubair Miyani. @90]. com

### CONSULTANT

NAME: SYOD HYDOR	COMPANY: SIH ASSOCIATET
ADDRESS: 16309 BROADWATTCL AVE	
CITY: WINTER GARDON	STATE: G ZIP: 39787 34787
PHONE: 321 229 2179	EMAIL: SIHASSOC @ GMAIL . COM

### PROPOSED DEVELOPMENT

Brief description of proposed development:	RELIGIOUS	PEATING	HALL	YSUNDAY	SCIPOL .

SUBDIVISION

SITE PLAN LAND USE AMENDMENT REZONE

COMMENTS DUE: 1-20-	3 COM DOC DUE: 1-26-2	$\beta$ drc meeting: $\beta - 1 - \beta 3$
PROPERTY APPRAISER SHEET	] PRIOR REVIEWS:	
ZONING: A-L		CATION Stal OF LAKE Markhan
W/S:	BCC: 5-Herr	road a 5-85 sylvan

NORTH DRUANDO MUSLIM COMM. CENTER. 2220 SANJACINZO CIR. SANGNO FL 32771.

SEMINOLE GUNT PLANNING & DEV. DIV.

PRE APPLICATION

01.13.2023.

PI-35-19-29.300-006A-0000-No address could have & 007A- been outbolivided without going through county Process.

PLANDED PROPOSAL :-

RELIGIOUS PHACE TO WORSHIP BAY & SUNDAY SCHOOL.

PROPOSITA - DEV.

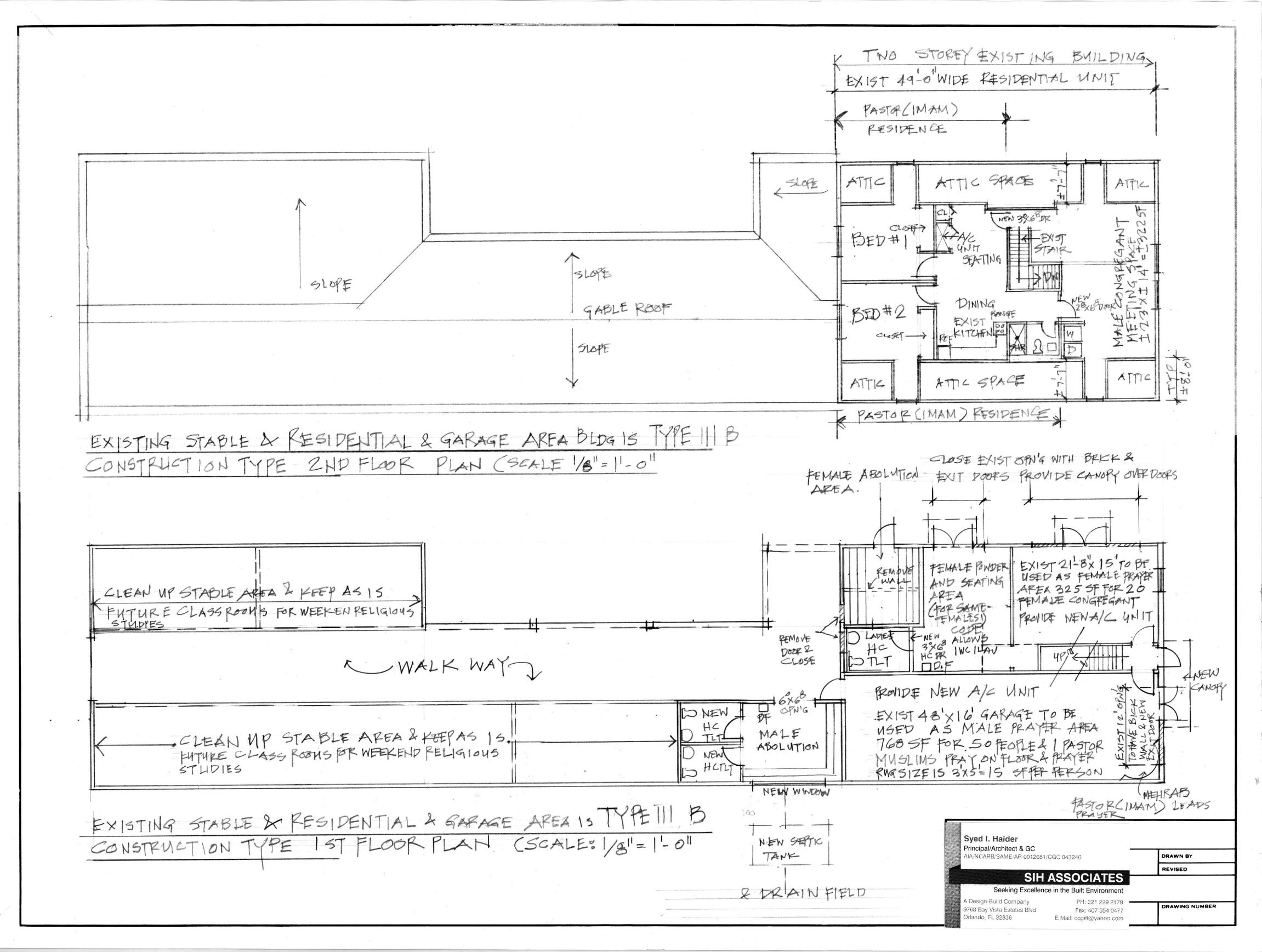
USING CONSTRUCTION TYPE III B.

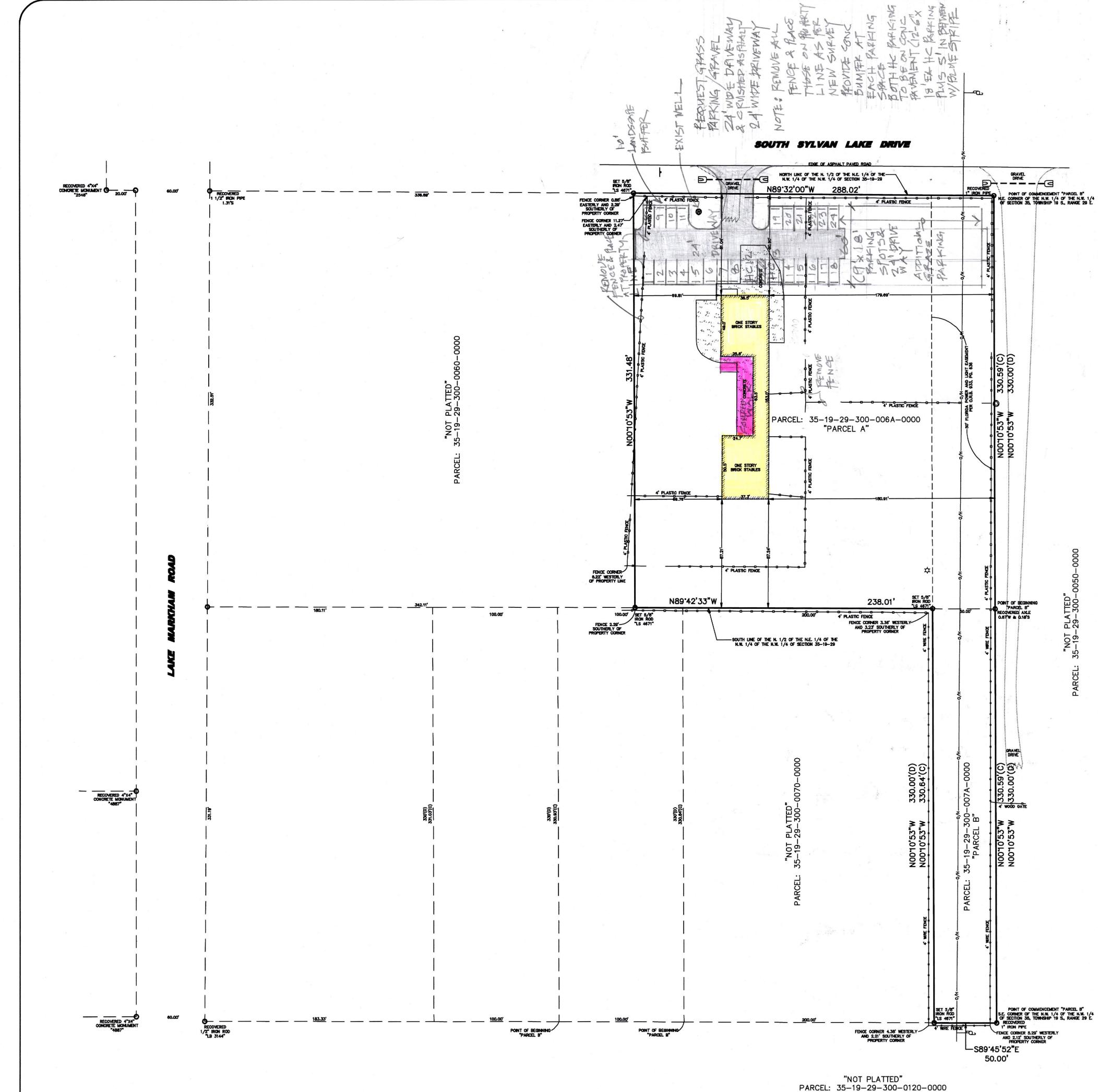
EXISTING STABLE WITH ASSOCIATED AGIZICULTULE AZ HORSE SABLE TO CONVERT TO ASSEMBLE BUILDING, AZ CHURCH (71 OCUPANTS) SEE ENGLOSED PLANS & SITE SURVEY WITH BUILDING OUTLING) REQUEST USING LAND AS 'GLASS PARICING WITHOUT PAVING AS OWNER IS A NEW CHURCH & HAVE ONLY FO MEMBERS PLUS (24 PARKING STOTS) PASTOR GURGH (IN MASSED/MOSQUE CALLED IMAM)

NEQUEST ADDERS TO BE AVAILED (LURAWIT NOT ADDRESS.

50-70 Members of the church. No school within the church.

Mohaned Zuban Mugg 01/3/2023





GRAPHIC SCALE ( IN FEET ) 1 inch = 40 ft.

# BOUNDARY SURVEY

### DESCRIPTION: Parcel A:

The East 288.00 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 29 East, Seminole County, Florida; Subject to a 50.00 foot wide Florida Power and Light Easement over the East 50.00 feet thereof.

Parcel B: The East 50 feet of the following described property:

From the Northeast corner of the Northwest 1/4 of the Northwest 1/4, Section 35, Township 19 South, Range 29 East, Seminole County, Florida, run South 330 feet for the point of beginning, run thence West 200 feet, South 330 feet, East 200 feet. North 330 feet to the point of beginning; AND beginning at a point 200 feet West of the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 29 East, thence run West 100 feet, thence North 330 feet, thence East 100 feet, thence South 330 feet to the point of beginning; AND beginning at a point 300 feet West of the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 29 East, run thence West 100 feet, thence North 330 feet, thence East 100 feet, thence South 330 feet to the point of beginning.

NOTE: Parcel A and Parcel B as shown on the Survey are contiguous to each other without and gaps, pores or overlaps between them and that when taken as a tract, Parcel A and Parcel B constitute one parcel of land.

FIDELITY NATIONAL TITLE FILE NO. CE18931

COMMITMENT DATE: August 2, 2018 at 11:00PM SCHEDULE B-II:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

STANDARD/NON-SURVEY ITEM

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment: includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.

STANDARD/NON-SURVEY ITEM

3. Rights or claims of parties in possession not shown by the public records. STANDARD/NON-SURVEY ITEM

4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records STANDARD/NON-SURVEY ITEM

5. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

STANDARD/NON-SURVEY ITEM

6. Easements or claims of easements not shown by the public records.

STANDARD/NON-SURVEY ITEM 7. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable. STANDARD/NON-SURVEY ITEM

8. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

STANDARD/NON-SURVEY ITEM 9. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

STANDARD/NON-SURVEY ITEM 10. Any outstanding assessments in favor of Seminole County, Florida, any special taxing district and any municipality.

STANDARD/NON-SURVEY ITEM 11. Easement in favor of Florida Public Service Company recorded in Deed Book 76, Page 238, Assignment of Easement Grants in favor of Florida Power and Light Company recorded in Official Records Book 933, Page 636. PLOTTED ON SURVEY

12. Subject to a 50 ft Florida Power and Light Easement along the Easterly boundary, as shown on Survey prepared by Scott's Surveying Services, Inc., dated September 5, 2018, under Job No. 04-66. PLOTTED ON SURVEY

### NOTES: - BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF

- SOUTH SYLVAN LAKE DRIVE AS BEING N89"32'00"W. NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- (C) = CALCULATED - (D) = DESCRIBED

LEGEND C UGHT POLE

в	UTILITY POLE	
-OHPL-	-OVERHEAD POWE	R
0	WELL	

MONITORING WELL TRAFFIC SIGN MITERED END SECTION

CERTIFIED TO: Orlando Soccer Development Company, LLC, a Florida limited liability company
 Equitable Title of Celebration, LLC - Fidelity National Title Insurance Company - GrayRobinson, P.A.

James R Digitally signed by James R Shannon Shannon Date: 2018.10.11 13:27:40 -04'00' JAMES R. SHANNON JR., P.L.S. #4671 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC. 499 NORTH S.R. 434 - SUITE 2045 ALTAMONTE SPRINGS, FLORIDA, 32714 (407) 774-8372 LB # 6898

DATE OF SURVEY: 10/10/2018 FIELD BY: NB-JM SCALE, 1" = 40' FILE NUMBER: 35-19-29 PAINTED DREAMS RANCH

## **Property Record Card**



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

 Property Address
 SANFORD, FL 32771

	Parcel Location		Site View					
Sylva	N LAKE							
۲	60	Ŷ	- 	0006A0000 04/15/2022				
P	arcel Information		Valu	e Summary				
	29-300-006A-0000			2023 Working Values	2022 Certified Values			
	NDO SOCCER DEVELOPME	ENT COMPANY LLC	Valuation Method	Cost/Market	Cost/Market			
	FORD, FL 32771	00005 0007	Number of Buildings	1	1			
Subdivision Name	CHURCH ST ORLANDO, FL	_ 32805-2207	Depreciated Bldg Value	\$191,900	\$175,067			
Subdivision Name			Depreciated EXFT Value					
Tax District 01-CO	JNTY-TX DIST 1		Land Value (Market)	\$219,000	\$219,000			
	CELLANEOUS RESIDENTIA	AL	Land Value Ag					
DOR Use Code 07-MIS								
Exemptions None			Just/Market Value	\$410,900	\$394,067			
			-	\$410,900	\$394,067			
Exemptions None			Just/Market Value	\$410,900 \$0				
Exemptions None			Just/Market Value Portability Adj		\$0			
Exemptions None			Just/Market Value Portability Adj Save Our Homes Adj	\$0	\$394,067 \$0 \$76,627 \$0			

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

S	Sales											
De	scription				Date		Book	Page	Amoun	t Qual	ified Va	ac/Imp
WA	ARRANTY DEED			10	/01/2018	}	09234	1482	\$937,400	) N	o Im	proved
L	and											
Me	thod				Fronta	ige	Dept	'n	Units	Units P	rice L	and Value
AC	REAGE								2.19	\$100,00	0.00	\$219,000
E	Building Infor	mation										
#	Description	Year Built**	Bed Bath	Fixtures	Base Area	Total SF	Living SF E	<b>ct Wall</b>	Adj Value	Repl Value	Appenda	ges
1	BARNS/SHEDS	2002	0 0.0	6	1,911	6,305	3,559 BI	RICK	\$191,900	\$207,459	Description	Area
											BASE SEMI FINISHED	845.00
										(	OVERHANG	1560.00
		49		65							BASE SEMI FINISHED	275.00
				845 sf		25	22 BSF 13 286 sf 22				BASE SEMI FINISHED	242.00
		BASE 1911 sf	39 26		OVH 1560 sf 85	25	OVH 13 286 sf 22			(	OVERHANG	286.00
			13 5	30 IFG		BSF 275 sf	11 BSF 11 242 sf				BASE SEMI FINISHED	286.00
				ST2 900 sf	30						NTERIOR FINISH GOOD	900.00

Building 1 - Page 1

\*\* Year Built (Actual / Effective)

Simility AperStatch

Perm	its				
Permit #	Description	Agency	Amount	CO Date	Permit Date
09833	ADDITION	County	\$62,461		9/4/2007
Extra	Features				
Descripti	on	Year Built	Units	Value	New Cost

Zoning								
Zoning	ning Zoning Des		cription Future Land Use			Future Land Use Description		
A-1		Suburban Estat	es	SE		Agricultur	al-1Ac	
Utility Ir	format	tion						
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNT UTILITIES	Y <sub>NA</sub>	NA	NA	NA
Political	Political Representation							
Commissione	er	US Congress	State House	S	tate Senate	Va	ting Precinct	
Dist 5 - Andria H	lerr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Pla	akon Di	st 9 - Jason Brodeur	2		
School	Informa	ation						
Elementary S	chool Dist	trict I	Middle School Distrie	ct	High Sc	hool District	:	
Region 1		1	Markham Woods		Seminole			
		Copyri	ght 2023 © Semir	nole County Pro	operty 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: 23-8000006

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