



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 CENTER

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
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: 1-20-23

COM DOC DUE: 1-26-23

DRC MEETING: 2-1-23

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION: SE of Lake Markham road & S of S Sultan Lake drive

W/S:

BCC: S-Herr

NORTH ORLANDO MUSLIM COMM. CENTER.
2220 SAN JACINTO CIR.
SANBROOK FL 32771.

SEMINOLE COUNTY PLANNING & DEV. DIV.

PRE APPLICATION

01. 13. 2023.

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

Planned Protocol :-

RELIGIOUS PLACE TO WORSHIP PRAY & SUNDAY SCHOOL.

Proposta - Dev.

USING CONSTRUCTION TYPE III B.

EXISTING STABLE WITH ASSOCIATED AGRICULTURE AS HORSE STABLE
TO CONVERT TO ASSEMBLY BUILDING, AS CHURCH (71 OCCUPANTS)
SEE ENCLOSED PLANS & SITE SURVEY WITH BUILDING OUTLINE)

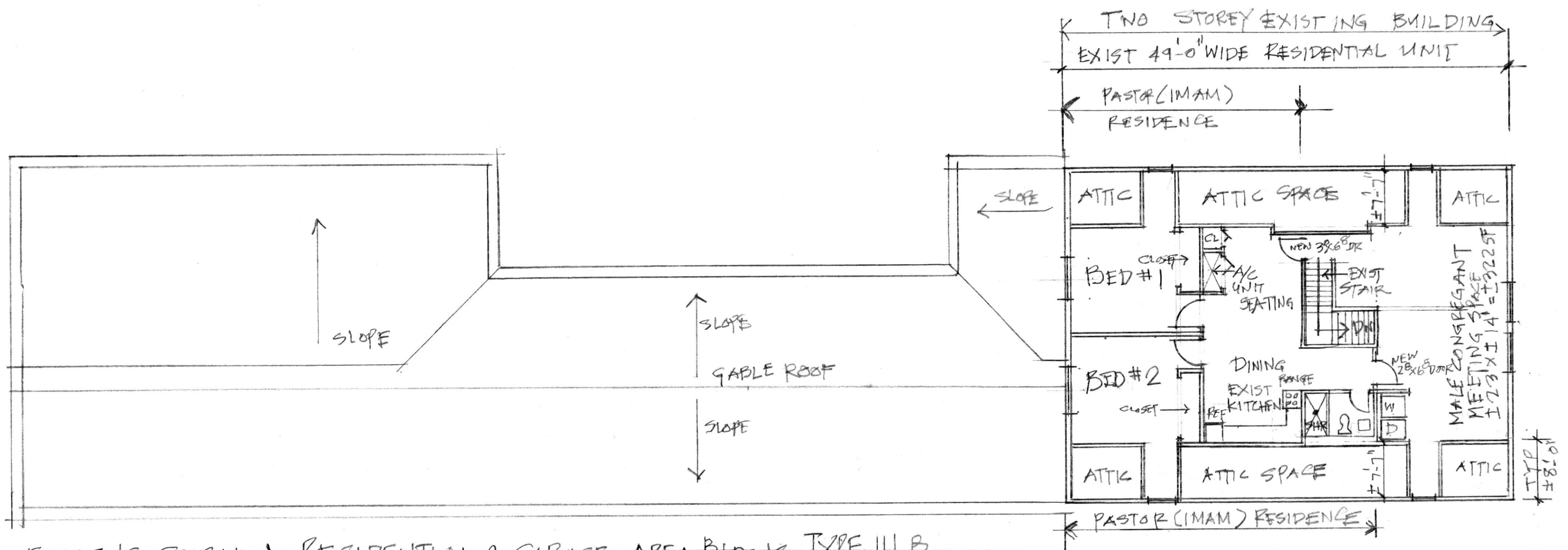
REQUEST USING LAND AS GRASS PARKING WITHOUT PAYING AS
OWNER IS A NEW CHURCH & HAVE ONLY 70 MEMBERS PLUS (24 PARKING SPOTS)
PASTOR GURCH (IN MASJID / MOSQUE CALLED IMAM)

REQUEST ADDRESS TO BE AVAILABLE CURRENTLY NOT ADDRESSES.

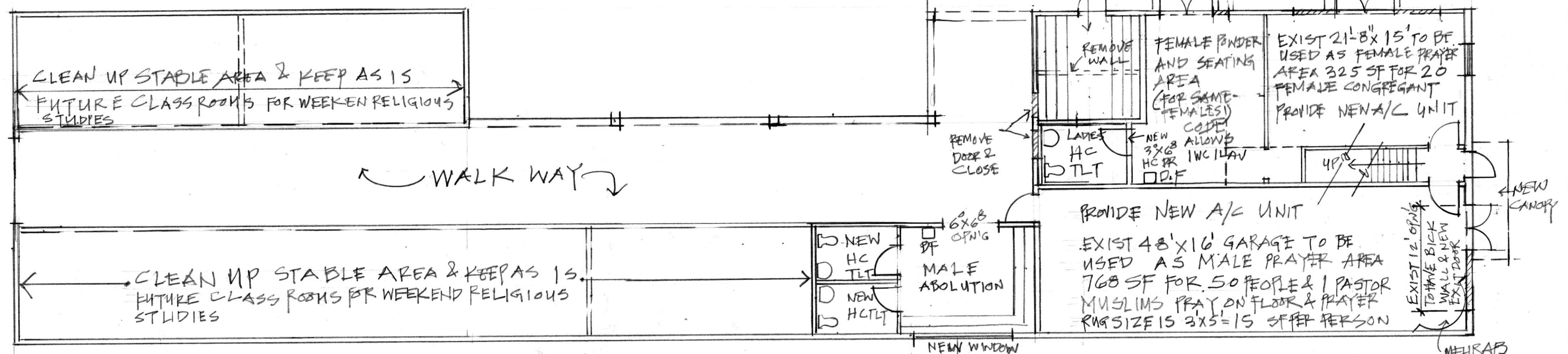
50-70 Members of the church.

No school within the church.

Mohamed Zubair Niyaz 01/3/2023



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

SIH ASSOCIATES

Seeking Excellence in the Built Environment

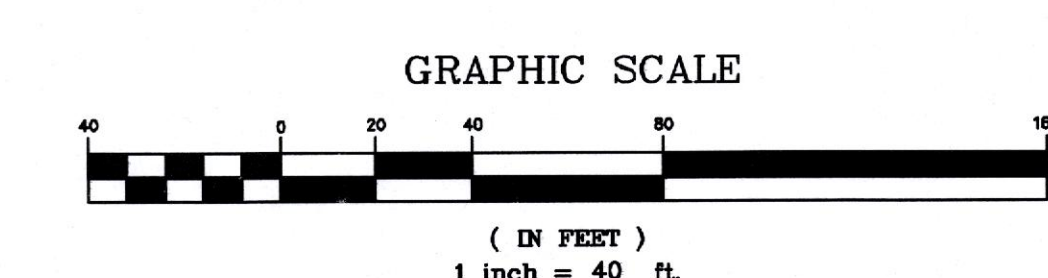
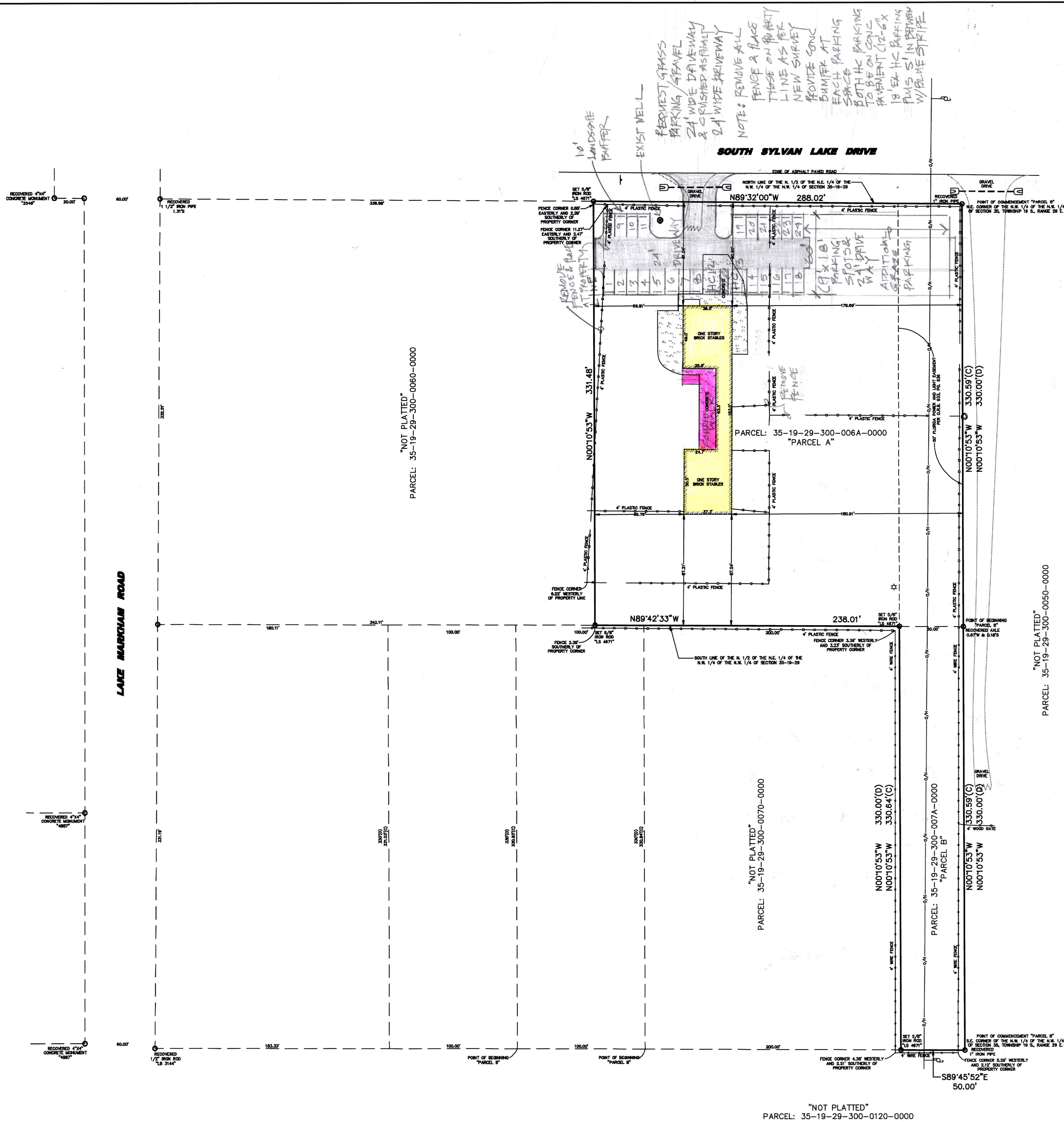
A Design-Build Company
9768 Bay Vista Estates Blvd
Orlando, FL 32836

PH: 321 229 2179
Fax: 407 354 0477
E Mail: cogit@yahoo.com

DRAWN BY

REVISED

DRAWING NUMBER



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.
 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.
 3. Rights or claims of parties in possession not shown by the public records.
 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.
 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.
 6. Easements or claims of easements not shown by the public records.
 7. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
 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.
 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.
 10. Any outstanding assessments in favor of Seminole County, Florida, any special taxing district and any municipality.
 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.
 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
- ★ LIGHT POLE
 - UTILITY POLE
 - OVERHEAD POWER LINE
 - WELL
 - MONITORING WELL
 - TRAILING SIGN
 - MONITORING SIGN
 - MONITORING SIGN

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. Shannon
Shannon
Digitally signed by James R. Shannon
Date: 2018.10.11 13:27:40 -0400
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 # 6698
DATE OF SURVEY: 10/10/2018
FIELD BY: JRS-JM SCALE: 1" = 40'
FILE NUMBER: 35-19-29-PAINTED DREAMS RANCH

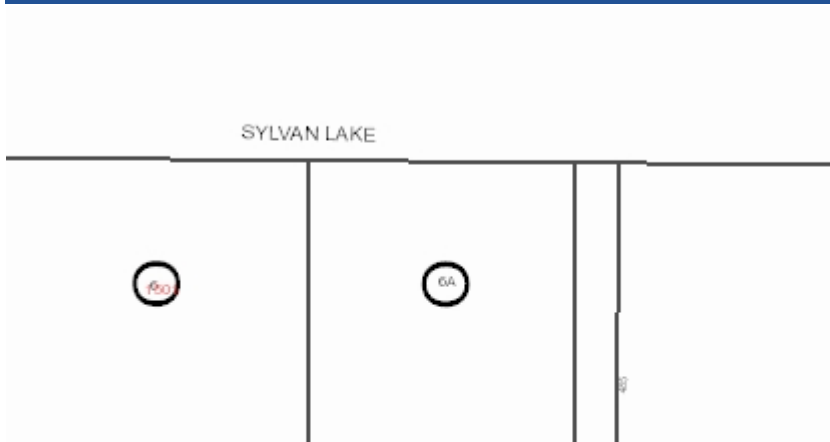
Property Record Card



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

Property Address SANFORD, FL 32771

Parcel Location



Site View



Parcel Information

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

Value Summary

	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

Land

Building Information

[illegible]

OVERHANG	1560.00
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BASE SEMI	275.00
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40	05	25	22	
	BSF	13	BSF	13

BASE SEMI

BASE	OVH	22	
1044 sf	1560 sf	OVH	13

13	30	23 BSF 279 sf	11	22 BSF 242 sf	11
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BASE SEMI

IFG	30
ST2	

GOOD



**** Year Built (Actual / Effective)**

Permits

09833	ADDITION	County	\$62,461	9/4/2007
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Extra Features

Description	Year Built	Units	Value	New Cost
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Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 11:06 11 September 2014

Zoning

A.1	Colombian E-tutor	25	Agricultural 1A
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Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
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UTILITIES UTILITIES

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Commissioner	US Congress	State House	State Senate	Voting Precinct
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School Information

January 17, 2023 12:34 PM

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