



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

PROJ. #: 26-80000007

Received: 1/22/26

Paid: 1/28/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: JAIN SOCIETY COMMUNITY HALL	
PARCEL ID #(S): 01-21-29-5CK-530C-0210; 01-21-29-5CK-530C-0050; 01-21-29-5CK-530C-0070	
TOTAL ACREAGE: 1.29 AC; 0.32 AC; 0.32 AC = 1.93 AC BCC DISTRICT: 3 - LEE CONSTANTINE	
ZONING: A-1; R-1AA; R-1AA	FUTURE LAND USE: LDR; LDR; LDR

APPLICANT

NAME: HARISH SHAH	COMPANY: JAIN SOCIETY OF CENTRAL FLORIDA	
ADDRESS: 407 WEST CITRUS STREET		
CITY: ALTAMONTE SPRINGS	STATE: FL	ZIP: 32714
PHONE: (321)201-4525	EMAIL: [REDACTED]	

CONSULTANT

NAME: DAVID R. BORYS	COMPANY: OM ENGINEERING SERVICES, INC.	
ADDRESS: 621 E. WASHINGTON ST #8		
CITY: ORLANDO	STATE: FL	ZIP: 32801
PHONE: (407)704-7815	EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: DEMOLITION OF LARGER EXISTING 1-STORY BUILDING (MULTI-PURPOSE (MP) HALL) AND CONSTRUCTION OF NEW 2-STORY BUILDING WITH CONGREGATION HALL/AUDITORIUM AND BANQUET HALL. RELOCATION/MODIFICATION OF UTILITIES AS NEEDED INCLUDING NEW SEPTIC SYSTEM. PD/REZONE FOR PROJECT SITE TO INCLUDE ADJACENT UNDEVELOPED PARCEL TO NORTHWEST OF EXISTING SITE. ADJACENT PARCEL WILL BE DEVELOPED INTO ADDITIONAL SURFACE PARKING LOT FOR THE EXPANDED COMMUNITY HALL/TEMPLE SITE.

STAFF USE ONLY

COMMENTS DUE: 2/6	COM DOC DUE: 2/12	DRC MEETING: 2/18
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PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1/R-1AA	FLU: LDR	LOCATION: on the northwest corner of W Citrus St and Laura Ave
W/S: Seminole County	BCC: 3: Constantine	

Jain Society of Central Florida

Seminole County, FL

January 19, 2026

Planned Development (PD) – Pre-Application Narrative

The proposed site development for the existing JSOCF site has been previously discussed with Seminole County staff. The existing site modifications will include demolition of the existing (1-story) community hall and construction of a new 2-story community hall within close proximity to the existing footprint. The existing site is comprised of Lots 1-4 & 21-24 of Block C, Tract 53. The previously proposed site plan and narrative will remain unchanged except as necessary to accommodate the additional improvements outlined in the following:

The previous site development plan for the existing site is being amended to include additional undeveloped lots to the west/northwest of the existing site. Per staff recommendations, a new site plan application will be submitted for a Planned Development (PD) to include the additional lots, which will also require rezoning from their current R-1AA zoning. The additional parcels being included in the PD are Lots 5&6 and Lots 7&8 of Block C, Tract 53. The purpose of the lot acquisition is for construction of additional parking for the existing site facilities and improvements. Lots 5&6 will be developed into a new surface parking lot while Lots 7&8 will remain undeveloped at this time, but may be developed in the future to meet the organization's operational needs. In addition to new parking for Lots 5&6, the improvements will include new surface stormwater treatment areas/pond(s) for the new impervious. A staircase and ADA accessible ramp will also be constructed for pedestrian access from the slightly higher parking lot area down to the existing temple site and new community hall. ADA parking will be prioritized within the existing site parking lot but the new parking area within Lots 5&6 will also accommodate additional ADA parking and access.



SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 1/19/2026

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein,

Property Record Card



Parcel: **01-21-29-5CK-530C-0210**
 Property Address: **407 W CITRUS ST ALTAMONTE SPRINGS, FL 32714**
 Owners: **JAIN SOCIETY OF CENTRAL FLA IN**
 2026 Market Value \$1,565,355 Assessed Value \$1,565,355 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$21,619.02
 Churches property w/1st Building size of 7,832 SF and a lot size of 1.29 Acres

Parcel Location



Site View



Parcel Information

Parcel	01-21-29-5CK-530C-0210
Property Address	407 W CITRUS ST ALTAMONTE SPRINGS, FL 32714
Mailing Address	407 W CITRUS ST ALTAMONTE SPG, FL 32714-3605
Subdivision	SANLANDO SPRINGS
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$1,262,185	\$1,279,078
Depreciated Other Features	\$108,965	\$107,170
Land Value (Market)	\$194,205	\$194,205
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,565,355	\$1,580,453
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,565,355	\$1,580,453

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$21,619.02
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$21,619.02

Owner(s)

Name - Ownership Type
 JAIN SOCIETY OF CENTRAL FLA IN

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 - 4 & 21 - 24
BLK C TRACT 53
SANLANDO SPRINGS
PB 5 PG 41

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,565,355	\$1,565,355	\$0
Schools	\$1,565,355	\$1,565,355	\$0
FIRE	\$1,565,355	\$1,565,355	\$0
ROAD DISTRICT	\$1,565,355	\$1,565,355	\$0
SJWM(Saint Johns Water Management)	\$1,565,355	\$1,565,355	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2001	\$169,000	04051/1470	Improved	No

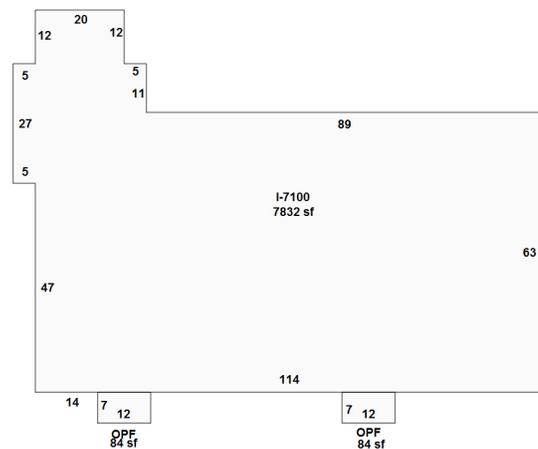
Land

Units	Rate	Assessed	Market
4 Lots	\$64,735/Lot	\$194,205	\$194,205

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1969/1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7832
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$954,948
Assessed	\$673,238

* Year Built = Actual / Effective

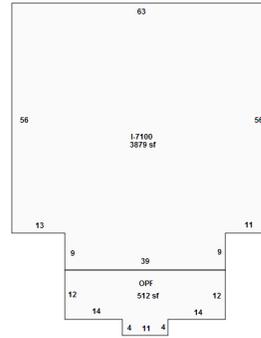


Building 1

Appendages

Description	Area (ft ²)
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Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	2014
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3879
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$682,837
Assessed	\$588,947



Sketch by OpenSketch

Building 2

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	512

Permits

Permit #	Description	Value	CO Date	Permit Date
12443	407 W CITRUS ST: REROOF COMMERCIAL-CONCRETE BLDG - ASSEMBLY OCCUPANCY [SANLANDO SPRINGS]	\$24,000		8/19/2025
17878	407 W CITRUS ST: MECHANICAL - COMMERCIAL-Fellowship hall [SANLANDO SPRINGS]	\$68,700		10/6/2021
13988	SITE LIGHTING - 407 W CITRUS ST	\$2,250		10/12/2017
09357	GATE SIGN	\$500		9/21/2015
09358	FENCE/WALL	\$50,000		9/21/2015
07500	PLUMBING	\$12,000		9/4/2013
05059	ELECTRICAL	\$6,136		6/17/2013
08908	NEW SINGLE STORY CONCRETE BLOCK CHURCH - ASSEMBLY WORSHIP - 407 W CITRUS ST	\$700,000	1/10/2014	12/3/2012
00962	6' X 36' PVC FENCE W/2 GATES	\$2,449		1/30/2008
13307	IRRIGATION	\$4,000		12/20/2007
06957	INSTALL FIRE ALARM SYSTEM	\$1,200		6/25/2007
01910	INSTALL FIRE SPRINKLERS	\$31,573		2/26/2007
01913	INSTALL FIRE SPRINKLERS	\$16,889		2/26/2007

10065	DEMOLISH SCREEN PORCH & INTERIOR WALL COVERINGS	\$2,500		8/30/2006
09912	CHURCH ADDITION	\$436,950	3/13/2008	8/25/2006
08378	FENCE/WALL	\$2,000		7/25/2003
05819	INTERIOR ALTERATIONS; PAD PER PERMIT 407 CITRUS ST	\$50,000	4/2/2004	5/27/2003
05358	DEMOLITION	\$0		5/1/2003
07739	DEMOLITION	\$0		8/1/2002
08164	COS 125 TO 200 AMP	\$0		12/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1996	728	\$3,960	\$2,376
WALKS CONC COMM	2014	921	\$5,010	\$3,632
VINYL FENCE/COMM -LIN FT	2014	417	\$10,608	\$7,691
COMMERCIAL CONCRETE DR 4 IN	1996	2228	\$12,120	\$7,272
COMMERCIAL CONCRETE DR 4 IN	2014	8005	\$43,547	\$31,572
VINYL FENCE/COMM -LIN FT	2008	288	\$7,327	\$4,396
FACE BLOCK WALL - SF	2014	2160	\$33,286	\$24,132
ALUM FENCE - LIN FT	2014	2565	\$38,475	\$27,894

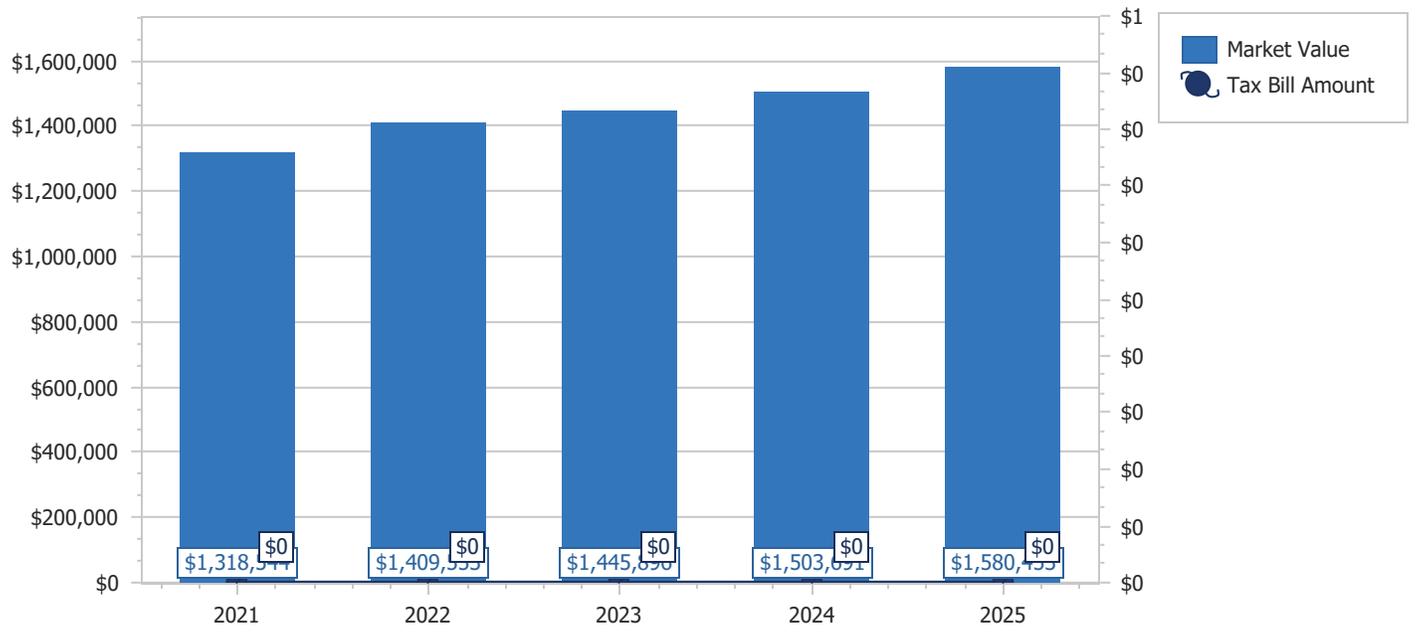
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 42

School Districts	
Elementary	Spring Lake
Middle	Milwee
High	Lyman

Utilities	
Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: **01-21-29-5CK-530C-0050**
 Property Address:
 Owners: **DPDS FAMILY PARTNERSHIP LTD**
 2026 Market Value \$57,000 Assessed Value \$56,123 Taxable Value \$56,123
 2025 Tax Bill \$729.30 Tax Savings with Non-Hx Cap \$50.40
 Vacant Residential property has a lot size of 0.32 Acres

Parcel Location



Site View

Parcel Information

Parcel	01-21-29-5CK-530C-0050
Property Address	
Mailing Address	123 S INDUSTRIAL DR #101 ORANGE CITY, FL 32763-7421
Subdivision	SANLANDO SPRINGS
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$57,000	\$57,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$57,000	\$57,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$877	\$5,979
P&G Adjustment	\$0	\$0
Assessed Value	\$56,123	\$51,021

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$779.70
Tax Bill Amount	\$729.30
Tax Savings with Exemptions	\$50.40

Owner(s)

Name - Ownership Type
 DPDS FAMILY PARTNERSHIP LTD

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 5 & 6 BLK C TRACT 53
 SANLANDO SPRINGS
 PB 5 PG 41

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$56,123	\$0	\$56,123
Schools	\$57,000	\$0	\$57,000
FIRE	\$56,123	\$0	\$56,123
ROAD DISTRICT	\$56,123	\$0	\$56,123
SJWM(Saint Johns Water Management)	\$56,123	\$0	\$56,123

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2003	\$35,500	05023/1044	Vacant	No
ADMINISTRATIVE DEED	3/1/1990	\$25,000	02161/1947	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$95,000/Lot	\$57,000	\$57,000

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts

Elementary	Spring Lake
Middle	Milwee
High	Lyman

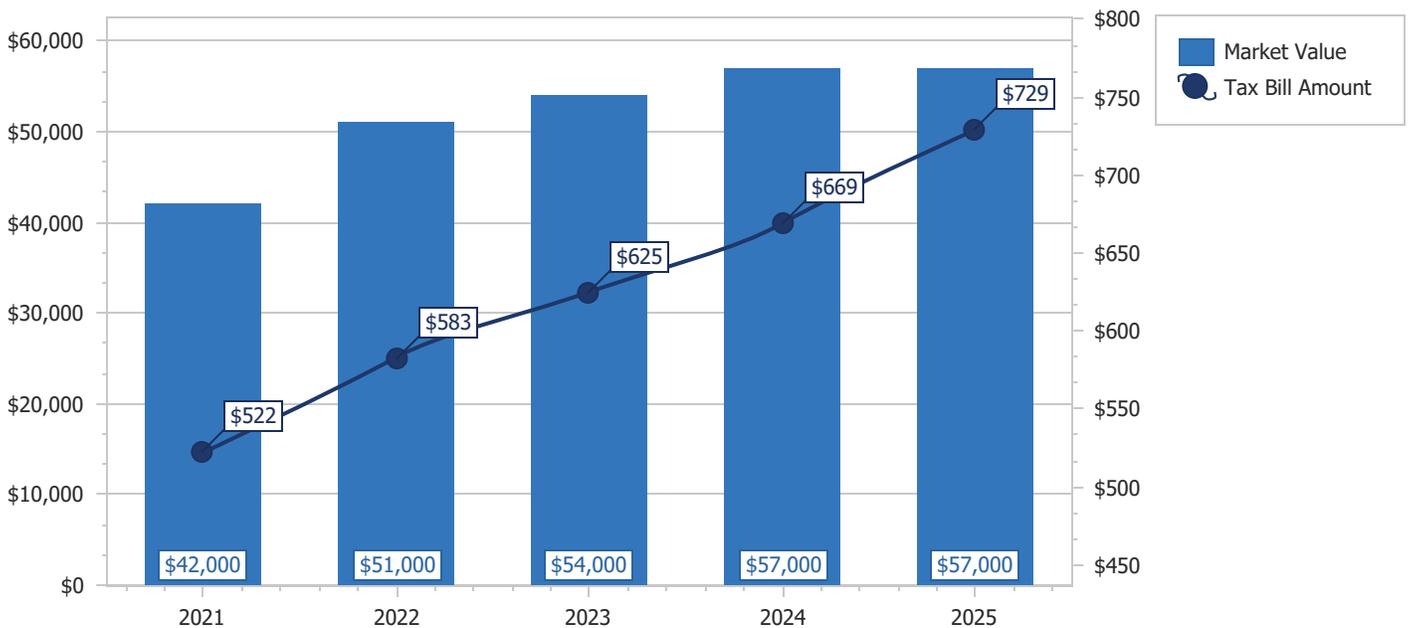
Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 42

Utilities

Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Property Record Card



Parcel: **01-21-29-5CK-530C-0070**
 Property Address: **W HIGHLAND ST ALTAMONTE SPRINGS, FL 32714**
 Owners: **DPDS FAMILY PARTNERSHIP LTD**
 2026 Market Value \$66,500 Assessed Value \$65,476 Taxable Value \$65,476
 2025 Tax Bill \$850.85 Tax Savings with Non-Hx Cap \$58.80
 Vacant Residential property has a lot size of 0.32 Acres

Parcel Location



Site View

Parcel Information

Parcel	01-21-29-5CK-530C-0070
Property Address	W HIGHLAND ST ALTAMONTE SPRINGS, FL 32714
Mailing Address	724 SILVERWOOD DR LAKE MARY, FL 32746-4916
Subdivision	SANLANDO SPRINGS
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$66,500	\$66,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$66,500	\$66,500
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,024	\$6,976
P&G Adjustment	\$0	\$0
Assessed Value	\$65,476	\$59,524

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$909.65
Tax Bill Amount	\$850.85
Tax Savings with Exemptions	\$58.80

Owner(s)

Name - Ownership Type

DPDS FAMILY PARTNERSHIP LTD

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 7 & 8
BLK C TRACT 53
SANLANDO SPRINGS
PB 5 PG 41

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$65,476	\$0	\$65,476
Schools	\$66,500	\$0	\$66,500
FIRE	\$65,476	\$0	\$65,476
ROAD DISTRICT	\$65,476	\$0	\$65,476
SJWM(Saint Johns Water Management)	\$65,476	\$0	\$65,476

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2013	\$35,000	08138/1521	Vacant	Yes
QUIT CLAIM DEED	12/1/2001	\$100	04277/0372	Vacant	No
FINAL JUDGEMENT	12/1/2001	\$100	04249/0998	Vacant	No
WARRANTY DEED	4/1/2001	\$35,000	04095/0492	Vacant	Yes
WARRANTY DEED	7/1/1999	\$30,500	03697/1877	Vacant	Yes
WARRANTY DEED	1/1/1994	\$28,000	02712/0493	Vacant	No
QUIT CLAIM DEED	3/1/1990	\$100	02169/0973	Vacant	No
ADMINISTRATIVE DEED	1/1/1990	\$25,000	02140/1383	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$95,000/Lot	\$66,500	\$66,500

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

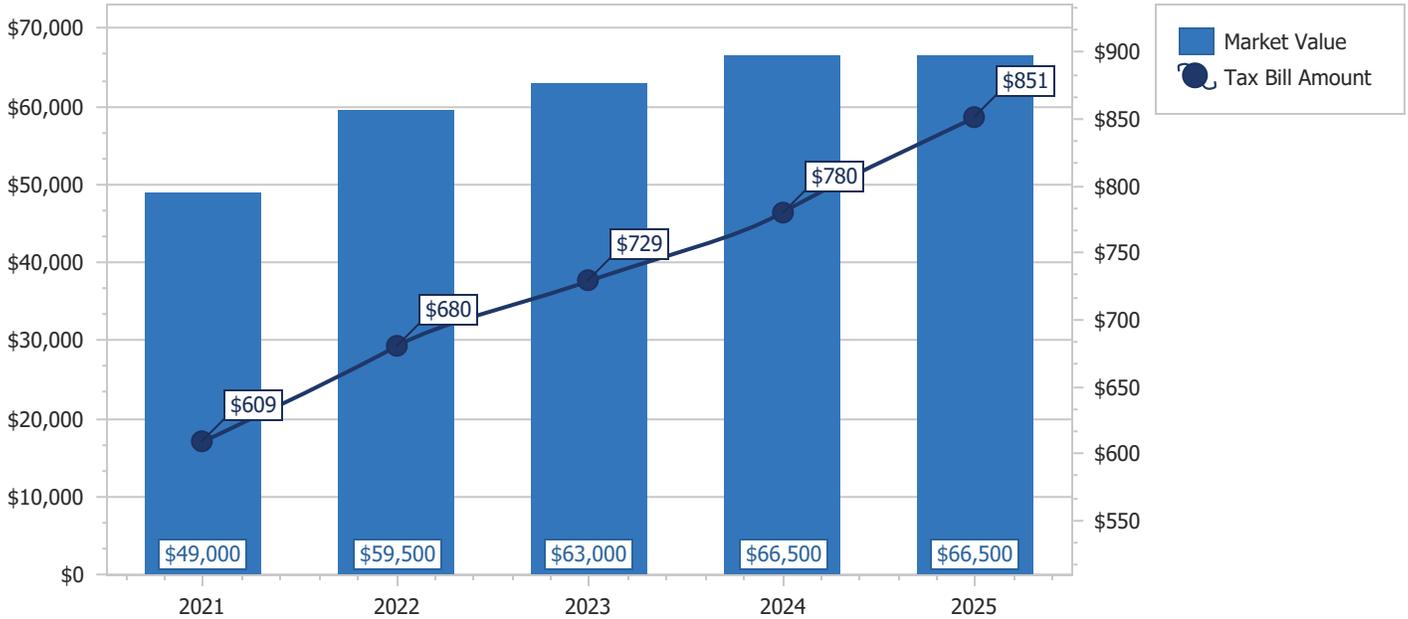
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Spring Lake
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 42

Utilities	
Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 1/28/2026 2:07:19 PM
Project: 26-80000007
Credit Card Number: 44*****0865
Authorization Number: 788705
Transaction Number: 280126O2D-E6BE6705-3594-435B-BF03-9BB0C53C47EF
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50