



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

PROJ #: 25-32000002  
 BS #: 2025-02  
 MEETING: \_\_\_\_\_

## SPECIAL EXCEPTION

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

### APPLICATION TYPE/FEE

<b>SPECIAL EXCEPTION</b> \$1,350.00	<input checked="" type="checkbox"/> CHURCH <input type="checkbox"/> DAYCARE <input type="checkbox"/> SCHOOL <input type="checkbox"/> GROUP HOME <input type="checkbox"/> KENNEL	<input type="checkbox"/> RIDING STABLE <input type="checkbox"/> ASSISTED LIVING FACILITY (ALF) <input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT <input type="checkbox"/> COMMUNICATION TOWER <input type="checkbox"/> OTHER: _____
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### PROPERTY

PARCEL ID #: 01-21-29-5CK-530C-0210	
ADDRESS: 407 W Citrus Street, Altamonte Springs, FL 32714	
TOTAL ACREAGE: 1.29 Acres	CURRENT USE OF PROPERTY: Church
WATER PROVIDER: Seminole County Utilities	SEWER PROVIDER: City of Altamonte Springs
ZONING: A-1	FUTURE LAND USE: LDR
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

### OWNER

NAME: <u>Indravadan Shah</u>	COMPANY: Jain Society of Central Florida, Inc.
ADDRESS: 407 W Citrus Street	
CITY: Altamonte Springs	STATE: FL ZIP: 32714
PHONE: 407-774-1041	EMAIL: _____

### APPLICANT/CONSULTANT

NAME: J. Marc Jones, Esq.	COMPANY: Cipparone & Cipparone, P.A.
ADDRESS: 1525 International Parkway, Suite 1011	
CITY: Lake Mary	STATE: FL ZIP: 32746
PHONE: 321-275-5914	EMAIL: MJones@Cipparonepa.com

SIGNATURE OF OWNER/AUTHORIZED AGENT

2/25/25  
DATE

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Indravadan Shah, president of Jain Society of Central Florida, Inc., the owner of record for the following described property [Parcel ID Number(s)] 01-21-29-5CK-530C-0210 hereby designates J. Marc Jones, Esq. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance

## OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

2/19/2025  
Date

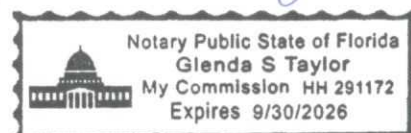
  
Property Owner's Signature

Dr. I. P. SHAH  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Volusia

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared INDRAVADAN SHAH (property owner),  
☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FLORIDA DRIVER LICENSE as identification, and who executed the foregoing instrument and sworn an oath on this 19TH day of FEBRUARY, 2025.

  
Notary Public



**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a/an (check one):

☐ Individual

☐ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☒ Other (describe): \_\_\_\_\_

Non-profit tax exempt religious based organization \_\_\_\_\_

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
SEE ATTACHED			

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

**Trust Name:** \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: \_\_\_\_\_

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date

2/25/25

Owner, Agent, Applicant Signature

*[Signature]*

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25<sup>th</sup> day of February, 2025, by James M. Jones, who is ☒ personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



Signature of Notary Public

*Stephanie Casco*  
Print, Type or Stamp Name of Notary Public

### **JSOFC Officers' Address**

<b>Title:</b>	<b>Name</b>	<b>Address</b>	<b>Ownership</b>
<b>Executive Committee</b>			
President	Indravadan Shah	820 John Anderson Dr. Ormond Beach, Fl. 32176	0%
..			
Vice -President	Ketu Sheth	48 Trade winds cir. S. Daytona, FL 32119	0%
Treasures	Pranav Shah	1339 Redbourne Lane Ormond Beach, FL 32174	0%
Secretary	Paras Shah	464 Sun Lake Cir, Apt 200, Lake Mary, Fl. 32746	0%
<b>Board Of Trustee</b>			
Chairman	Bhupendra Shah	1914 Reed Hill Dr Windermere, Fl. 34786	0%
Trustee	Sailesh Shah	160 Eglinton Pl. Oviedo, Fl. 32765	0%
Trustee	Anju Vora	2330 Virginia Dr. Altomonte Springs 132714	0%



# 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  
 2025 Market Value \$1,580,453 Assessed Value \$1,580,453 Taxable Value \$0  
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$19,862.25  
 Churches property w/1st Building size of 7,832 SF and a lot size of 1.29 Acres

## Parcel Location



## Site View



0121295CK530C0210 01/29/2024

## 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

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$1,279,078	\$1,235,641
Depreciated Other Features	\$107,170	\$73,845
Land Value (Market)	\$194,205	\$194,205
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,580,453	\$1,503,691
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	\$1,580,453	\$1,503,691

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$19,862.25
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$19,862.25

## 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	\$1,580,453	\$1,580,453	\$0
Schools	\$1,580,453	\$1,580,453	\$0
FIRE	\$1,580,453	\$1,580,453	\$0
ROAD DISTRICT	\$1,580,453	\$1,580,453	\$0
SJWM(Saint Johns Water Management)	\$1,580,453	\$1,580,453	\$0

## Sales

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

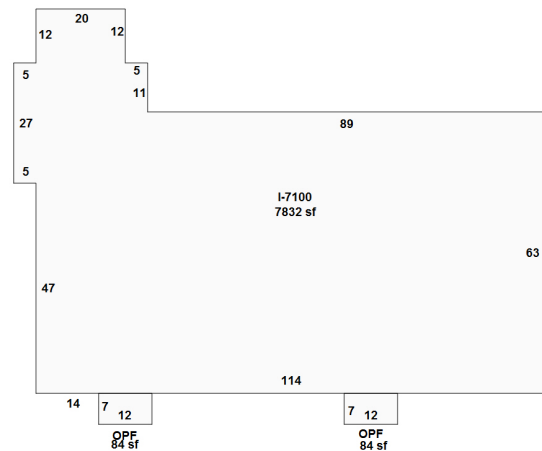
## Land

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 <sup>2</sup> )	7832
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$954,198
Assessed	\$682,252

\* Year Built = Actual / Effective



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
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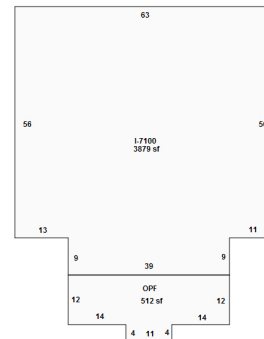
OPEN PORCH FINISHED

84

OPEN PORCH FINISHED

84

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	2014
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	3879
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$682,087
Assessed	\$596,826



Sketch by Apex Sketch

Building 2

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	512

## Permits

Permit #	Description	Value	CO Date	Permit Date
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	\$1,584
WALKS CONC COMM	2014	921	\$5,010	\$3,758
VINYL FENCE/COMM -LIN FT	2014	417	\$10,608	\$7,076
COMMERCIAL CONCRETE DR 4 IN	1996	2228	\$12,120	\$4,848
COMMERCIAL CONCRETE DR 4 IN	2014	8005	\$43,547	\$32,660
VINYL FENCE/COMM -LIN FT	2008	288	\$7,327	\$3,423
FACE BLOCK WALL - SF	2014	2160	\$33,286	\$24,965
ALUM FENCE - LIN FT	2014	2565	\$38,475	\$28,856

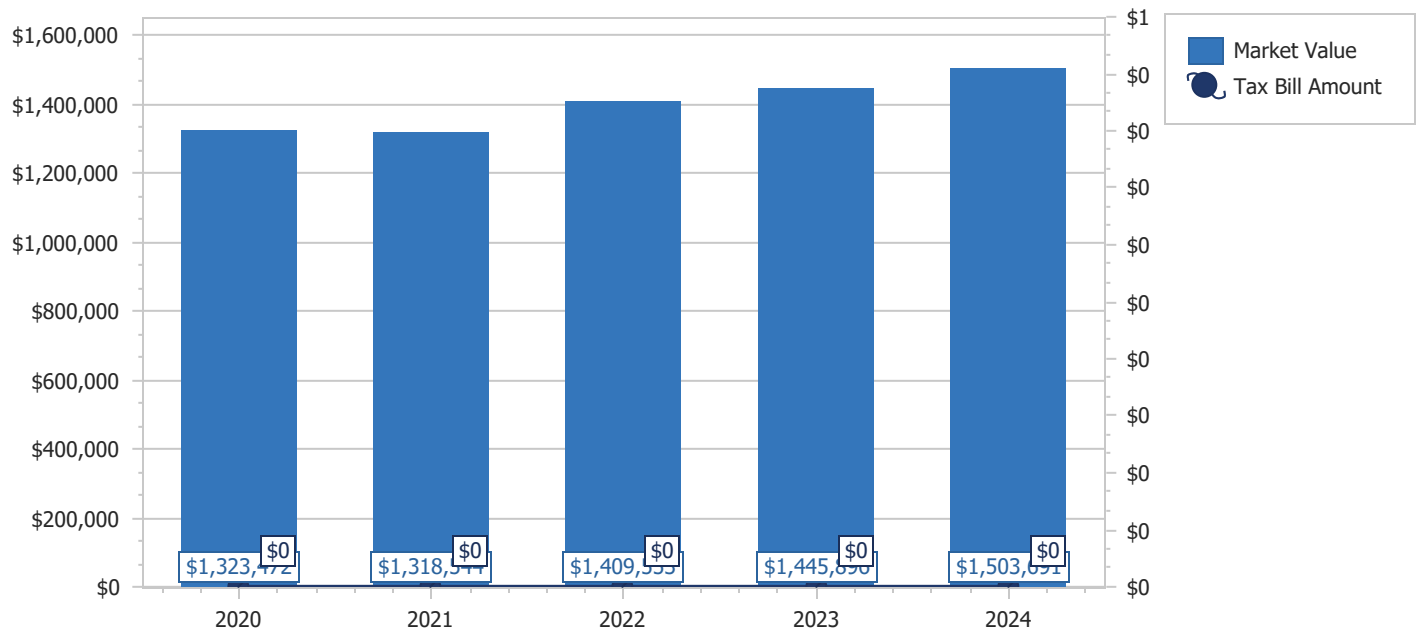
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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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Project Number	25 32000002	Project Description	JAIN SOCIETY - SPECIAL EXCEPTION	Deposit Balance	.00
<div> <div> <div></div> <div></div> </div> <div>Export</div> </div>					
Select	Amount To Apply		Description	Previously Applied	Paid
<input type="checkbox"/>	0.00		CC CONVENIENCE FEE -- PZ	2.50	2.50
<input type="checkbox"/>	0.00		COPY FEES	.00	.00
<input type="checkbox"/>	150.00		HEALTH - SITE PLAN & SUB	.00	.00
<input type="checkbox"/>	35.00		HEALTH - SM SITE & DEVEL PLAN	.00	.00
<input type="checkbox"/>	35.00		HEALTH - SP & SUB REVISION	.00	.00
<input type="checkbox"/>	800.00		MAJOR CONCURRENCY TEST	.00	.00
<input type="checkbox"/>	250.00		MINOR CONCURRENCY TEST	.00	.00
<input type="checkbox"/>	0.00		SPECIAL EXCEPTIONS	1350.00	1350.00
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