



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

PROJ #: 26-32000004

BS #: 2026-04

Received & paid: 5/19/26

SPECIAL EXCEPTION

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

APPLICATION TYPE/FEE

SPECIAL EXCEPTION
 \$1,350.00

- | | |
|---|---|
| ☒ CHURCH | ☐ RIDING STABLE |
| ☒ DAYCARE | ☐ ASSISTED LIVING FACILITY (ALF) |
| ☐ SCHOOL | ☐ ALCOHOLIC BEVERAGE ESTABLISHMENT |
| ☐ GROUP HOME | ☐ COMMUNICATION TOWER |
| ☐ KENNEL | ☐ OTHER: _____ |

PROPERTY

PARCEL ID #:	35-20-29-300-0110-000		
ADDRESS:	I-4, Wekiwa		
TOTAL ACREAGE:	5.06	CURRENT USE OF PROPERTY:	Vacant
WATER PROVIDER:	Sunshine Water	SEWER PROVIDER:	Sunshine Water
ZONING:	A-1	FUTURE LAND USE:	SE

OWNER(S)EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Iman Jeff Hamzah		
COMPANY:	I J H Enterprises, Inc.		
ADDRESS:	1400 Katelyn Ct.		
CITY:	Irving	STATE:	TX
		ZIP:	75060
PHONE:		EMAIL:	[REDACTED]

APPLICANT/CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Dave Schmitt,		
COMPANY:	Dave Schmitt Engineering,		
ADDRESS:	12301 Lake Underhill Rd.		
CITY:	Orlando	STATE:	FL
		ZIP:	32828
PHONE:	407-207-008	407-207-9088	EMAIL:
			[REDACTED]

I J H ENTERPRISES, INC. Iman Hamzah
 SIGNATURE OF OWNER/AUTHORIZED AGENT V.P.

5/5/2026
 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, IGH ENTERPRISES LLC, the owner of record for the following described property [Parcel ID Number(s)] 35-20-29-300-0110-000 hereby designates Dave Schmitt, to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☐ Rezone	☐ Site Plan	☐ Special Event
☒ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ 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.

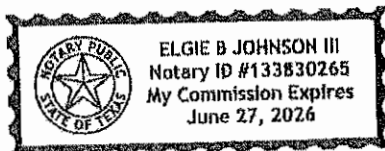
5/5/2026
Date

[Signature]
Property Owner's Signature

Iman Hamzeh
Property Owner's Printed Name

STATE OF ~~FLORIDA~~ Texas ES
COUNTY OF Dallas

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of ~~Florida~~ Texas ES to take acknowledgements, appeared Iman Jeff Hamzeh (property owner),
☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Tx Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 5th day of May, 2026.



[Signature]
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): _____

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
Promise Church, Inc. / Ryan Lloyd		561 Orange ave. Longwood, FL 32750	100

(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: Promise Church, Inc.

NAME	ADDRESS	% OF INTEREST
Promise Church, Inc.	561 Orange ave. Longwood, FL 32750	100

(Use additional sheets for more space)

Date of Contract: 4/3/2026

Specify any contingency clause related to the outcome for consideration of the application: The buyer must obtain all government approvals for its intended development of a religious facility and child care facility on the property.

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:

5/6/26
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6 day of May, 2026, by Dave Schmitt, who is ☒ personally known to me, or ☐ has produced _____ as identification.



JENNIFER SELEVITCH
Notary Public
State of Florida
Comm# HH468083
Expires 11/28/2027

[Signature]
Signature of Notary Public

Jennifer Selevitch
Print, Type or Stamp Name of Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
I J H ENTERPRISES, INC.

Filing Information

Document Number	P05000070438
FEI/EIN Number	20-2847380
Date Filed	05/12/2005
Effective Date	05/12/2005
State	FL
Status	ACTIVE

Principal Address

1400 KATELYN CT
IRVING, TX 75060

Changed: 01/20/2022

Mailing Address

1400 KATELYN CT
IRVING, TX 75060

Changed: 01/20/2022

Registered Agent Name & Address

HAMZEH, SHAFEEH M
7732 CLASSICS DR
NAPLES, FL 34113

Name Changed: 01/04/2015

Address Changed: 01/20/2022

Officer/Director Detail

Name & Address

Title P

HAMZEH, SHAFEEH M
1400 KATELYN CT
IRVING, TX 75060

Title CFO

HAMZEH, SHAFEEH M
1400 KATELYN CT
IRVING, TX 75060

Title VP CEO

HAMZEH, IMAN JEFF
1400 KATELYN CT
IRVING, TX 75060

Annual Reports

Report Year	Filed Date
2023	02/23/2023
2024	02/03/2024
2025	01/28/2025

Document Images

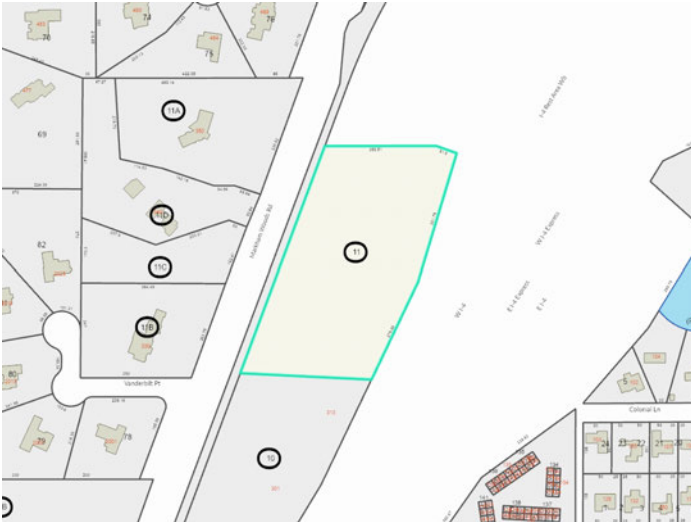
01/28/2025 -- ANNUAL REPORT	View image in PDF format
02/03/2024 -- ANNUAL REPORT	View image in PDF format
02/23/2023 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
01/18/2020 -- ANNUAL REPORT	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/06/2017 -- ANNUAL REPORT	View image in PDF format
01/14/2016 -- ANNUAL REPORT	View image in PDF format
01/04/2015 -- ANNUAL REPORT	View image in PDF format
01/11/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
01/31/2012 -- ANNUAL REPORT	View image in PDF format
01/25/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
01/21/2009 -- ANNUAL REPORT	View image in PDF format
07/03/2008 -- ANNUAL REPORT	View image in PDF format
03/03/2007 -- ANNUAL REPORT	View image in PDF format
01/30/2006 -- ANNUAL REPORT	View image in PDF format
05/12/2005 -- Domestic Profit	View image in PDF format

2026 Property Record Card



Parcel: 35-20-29-300-0110-0000
 Property Address:
 Owners: I J H ENTERPRISES INC
 2026 Market Value \$430,100 Assessed Value \$430,100 Taxable Value \$430,100
 2025 Tax Bill \$5,537.26
 Vacant Residential property has a lot size of 5.06 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	35-20-29-300-0110-0000
Property Address	
Mailing Address	1400 KATELYN CT IRVING, TX 75060-5780
Subdivision	
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)	\$430,100	\$404,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$430,100	\$404,800
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	\$430,100	\$404,800

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,537.26
Tax Bill Amount	\$5,537.26
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 I J H ENTERPRISES INC

Legal Description

SEC 35 TWP 20S RGE 29E
THAT PART OF N 708 FT OF S
1125 FT OF SE 1/4 OF SW
1/4 E OF RY (LESS ST RD
400)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$430,100	\$0	\$430,100
SCHOOLS	\$430,100	\$0	\$430,100
FIRE	\$430,100	\$0	\$430,100
ROAD	\$430,100	\$0	\$430,100
WATER MANAGEMENT DISTRICT	\$430,100	\$0	\$430,100

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2017	\$1,627,400	08885/0332	Vacant	No
WARRANTY DEED	6/1/2005	\$1,700,000	05759/0500	Vacant	No
WARRANTY DEED	1/1/1986	\$650,000	01702/0151	Improved	No

Land

Units	Rate	Assessed	Market
5.06 Acres	\$85,000/Acre	\$430,100	\$430,100

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

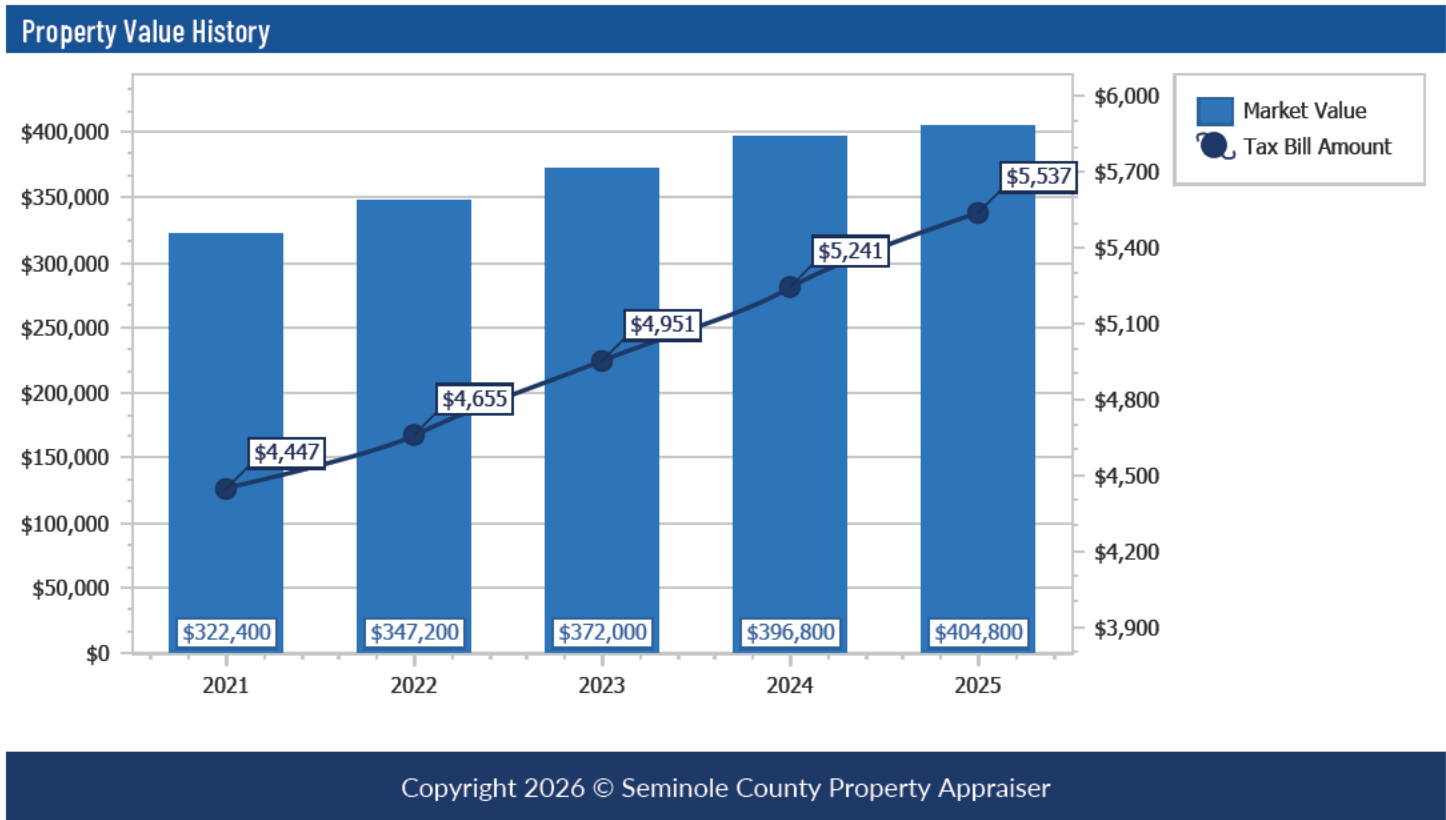
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts

Elementary	Woodlands
Middle	Rock Lake
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

Utilities	
Fire Station #	Station: 12 Zone: 126
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

Receipt Details

Date: 5/19/2026 2:20:20 PM
Project: 26-32000004
Credit Card Number: 55*****8024
Authorization Number: 01019Q
Transaction Number: 190526O2C-9CE4DA90-FF48-4CBB-A408-6FF34AF78A4C
Total Fees Paid: 1352.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50

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

Receipt Details

Date: 6/29/2026 1:14:00 PM
Project: 26-32000004
Credit Card Number: 55*****8024
Authorization Number: 02228Q
Transaction Number: 290626C54-9444C1CC-B4E8-483C-B0C7-35EA3554E9D3
Total Fees Paid: 1352.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50