



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

PROJ. #: 24-55200002

Received: 1/24/24

Paid: 2/6/24

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

Total Fee: \$2055 (see below)

☐ PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
☒ FINAL ENGINEERING PLAN (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
☐ FINAL PLAT (FP)	\$1,500.00
☐ MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: Hindu Senior Living Community - Vasant Vatika	
PARCEL ID #(S): 10-21-30-5BQ-0000-0410	
NUMBER OF LOTS: <u>37</u> ☒ SINGLE FAMILY ☐ TOWNHOMES ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHER	
ARE ANY TREES BEING REMOVED? ☐ YES ☐ NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
WATER PROVIDER: Seminole County Utilities <u>Casselberry</u> SEWER PROVIDER: Seminole County Utilities	
ZONING: PD	FUTURE LAND USE: PD
TOTAL ACREAGE: 6.74 <u>6.48</u>	BCC DISTRICT: <u>1: Dallari</u>

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME: Suresh Gupta		COMPANY: Park Square Enterprises, LLC	
ADDRESS: 5200 Vineland Road Suite 200			
CITY: Orlando	STATE: FL	ZIP: 32811	
PHONE: 407-206-3462		EMAIL: ssharma@parksquarehomes.com	

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: David Evans		COMPANY: Evans Engineering, Inc.	
ADDRESS: 719 Irma Ave			
CITY: Orlando	STATE: FL	ZIP: 32803	
PHONE: 407-872-1515		EMAIL: permitting@evansenginc.com	

OWNER(S)

NAME(S): Hindu Society of Central FL C/O Dev Sharma		
ADDRESS: 1994 E. Lake Dr		
CITY: Casselberry	STATE: FL	ZIP: 32707
PHONE: 407-529-3000	EMAIL:	

ATTACHMENT CHECKLIST**HARDCOPY SUBMITTAL**

- ☐ APPLICATION
- ☐ APPLICATION FEE
- ☐ CONCURRENCY APPLICATION AND FEE, IF APPLICABLE
- ☐ ARBOR APPLICATION (FINAL ENGINEERING ONLY)

E-PLAN UPLOAD

- ☐ DRAWINGS 24" x 36" (AS REQUIRED BY CHAPTER 35, PART 4 OF THE SCLDC)
- ☐ BOUNDARY SURVEY – SIGNED AND SEALED (FINAL/MINOR PLAT ONLY)
- ☐ SCALD - SCHOOL CAPACITY AVAILABILITY LETTER OF DETERMINATION (FINAL ENGINEERING ONLY)
- FROM SEMINOLE COUNTY PUBLIC SCHOOLS (REQUEST CURRENT CONTACT INFORMATION)
- ☐ DRAINAGE REPORT (FINAL ENGINEERING ONLY)
- ☐ FIRE FLOW REPORT (FINAL ENGINEERING ONLY)
- ☐ SOILS REPORT (FINAL ENGINEERING ONLY)
- ☐ ENVIRONMENTAL ASSESSMENT REPORT (FINAL ENGINEERING ONLY)
- ☐ TITLE OPINION (FINAL/MINOR PLAT ONLY)
- ☐ PLAT 20" x 24" (FINAL/MINOR PLAT ONLY)
- ☐ HOA DOCUMENTS/ARTICLES OF INCORPORATION (FINAL/MINOR PLAT ONLY)

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issues and unexpired Certificate of Vesting or prior Concurrency determination as identified below:
(Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____
- ☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.
- ☐ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.

SIGNATURE OF OWNER/AUTHORIZED AGENT_____
DATE

1/2/2024

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).

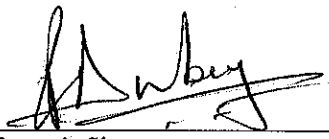
I, Promod Dubey (Hindu Society of Central FL) the owner of record for the following described property (Tax/Parcel ID Number) 10-21-30-5BQ-0000-0410 hereby designates Suresh Gupta (Park Square Enterprises, LLC) to act as my authorized agent for the filing of the & David Evans (Evans Engineering, Inc.) attached application(s) for:

☒ Arbor Permit	☒ Construction Revision	☒ Final Engineering	☒ Final Plat
☐ Future Land Use	☐ Lot Split/Reconfiguration	☒ Minor Plat	☐ Special Event
☐ Preliminary Sub. Plan	☒ Site Plan	☐ Special Exception	☐ Rezone
☐ Vacate	☐ Variance	☐ Temporary Use	☐ Other (please list):

OTHER: Saint Johns River Water Management District (SJRWMD) regulatory permits

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.

Date 01/18/2024


Property Owner's Signature

PROMOD DUBEY
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF SEMINOLE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared PROMOD DUBEY (property owner),
☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☒ who has produced DL D100-660-64-463-0 as identification, and who executed the foregoing instrument and sworn an oath on this 18th day of JANUARY, 2024.

Padma Bondugula
Notary Public





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

Detail by Entity Name

Florida Not For Profit Corporation

HINDU SOCIETY OF CENTRAL FLORIDA, INC.

Filing Information

Document Number	N21432
FEI/EIN Number	59-2873718
Date Filed	06/30/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/14/1994

Principal Address

1994 LAKE DRIVE
CASSELBERRY, FL 32707

Changed: 04/26/1995

Mailing Address

1994 LAKE DRIVE
CASSELBERRY, FL 32707

Changed: 05/03/2004

Registered Agent Name & Address

Dubey, Promod
1994 LAKE DR
CASSELBERRY, FL 32707

Name Changed: 01/04/2024

Address Changed: 04/29/2009

Officer/Director Detail

Name & Address

Title President

Dubey, Promod, Dr.
1994 Lake Drive
Casselberry, FL 32707

Title VP

Reddy, Indrasen Kasi
1994 LAKE DRIVE.
CASSELBERRY, FL 32707

Title Secretary

Amin, Raju
1994 LAKE DRIVE
CASSELBERRY, FL 32707

Title Treasurer

Shah, Kamlesh
1994 LAKE DRIVE
CASSELBERRY, FL 32707

Annual Reports

Report Year	Filed Date
2022	03/15/2022
2023	04/09/2023
2024	01/04/2024

Document Images

01/04/2024 -- ANNUAL REPORT	View image in PDF format
04/09/2023 -- ANNUAL REPORT	View image in PDF format
03/15/2022 -- ANNUAL REPORT	View image in PDF format
01/26/2021 -- ANNUAL REPORT	View image in PDF format
04/15/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/05/2019 -- ANNUAL REPORT	View image in PDF format
01/02/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
02/16/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
01/16/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
01/21/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
06/12/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
05/08/2006 -- ANNUAL REPORT	View image in PDF format

05/03/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
04/25/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
05/21/2001 -- ANNUAL REPORT	View image in PDF format
06/20/2000 -- ANNUAL REPORT	View image in PDF format
05/17/1999 -- ANNUAL REPORT	View image in PDF format
05/21/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
04/26/1995 -- ANNUAL REPORT	View image in PDF format
01/26/1995 -- ANNUAL REPORT	View image in PDF format



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SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: _____

ARBOR/LOGGING PERMIT

APPLICATION TYPE/FEE (SELECT ONE)

☐ ARBOR PERMIT	\$75/ACRE ROUNDED UP (\$500 MAX. FEE)
☐ LOGGING PERMIT	\$75/ACRE ROUNDED UP (\$500 MAX. FEE)
☒ FINAL ENGINEERING/SITE PLAN/SMALL SITE PLAN (CONCURRENT)	\$0 (ARBOR FEE INCLUDED W/ APPLICATION FEE)

NOTE: DEVELOPED SINGLE FAMILY LOTS OF 5 ACRES OR LESS DO NOT REQUIRE A PERMIT FOR TREE REMOVAL

APPLICANT/CONSULTANT

NAME: Suresh Gupta	COMPANY: Park Square Enterprises, LLC.
ADDRESS: 5200 Vineland Road Suite 200	
CITY: Orlando	STATE: FL ZIP: 32811
PHONE: 407-206-3462	EMAIL: permitting@evansenginc.com

PROJECT

PROJECT NAME OR ADDRESS: Hindu Senior Living - Vasant Vatika		
PARCEL ID #(S): 10-21-30-5BQ-0000-0410		
LOCATION(S) OF TREE(S): Throughout the site		
ACREAGE: 6.45	ZONING: PD	
TREE SPECIES: oak, pine, camphor, palm	SIZE: see plan	NUMBER TO BE REMOVED: 319
REASON FOR TREE REMOVAL: resident development		

REQUIRED ATTACHMENTS FOR REVIEW

☒ Application for tree removal (Arbor Permit)
☒ Written statement on reason for removal
☐ Tree preservation statement for tree protection during construction (if applicable)
☒ Site Plan


SIGNATURE OF OWNER/AUTHORIZED AGENT

1/2/2024
DATE

ADDITIONAL INFORMATION

Site Plan Requirements:

- Location of existing/proposed improvements and or structures
- Proposed changes in elevations, site grading or major contours
- Location of existing or proposed utility easements
- Location of all trees on site that is greater than 3" in diameter measured 4 ½" above the ground
- Designating the trees to be retained, removed, relocated, or replaced.
- Legend for trees to be removed
- Required mix of replacement trees: see Sec 60.22 Table Mix of Species
- Replacement stock: see Replacement Tree Species List sheet or Sec 60.23

Typical granting of Arbor Permits:

- Tree is located in buildable area or right-of-way where structure will go and/or it unreasonably restricts the permitted use of the property.
- Tree is diseased or injured, in danger of falling on pedestrians or endangering structure.
- Tree interferes with utility services or creates an unsafe visions clearance.
- Tree is diseased or infested, remove to prevent transmission of disease or infestation.
- Tree needs to be removed for agricultural purposes.

OFFICE USE ONLY

☐ **APPROVED** (PERMIT SHALL EXPIRE 1 YEAR FROM DATE OF APPROVAL)

☐ **DENIED**

CONDITIONS: _____

REPLACEMENT TREES REQUIRED: ☐ **YES** ☐ **NO** NUMBER OF REPLACEMENT TREES: _____

All replacement trees shall be 2" caliper and 8' height at time of planting and Florida Nursery grade Number 1. See Replacement Tree Species List sheet or Sec. 60.23 SCLDC for preferred tree species.

REVIEWED BY: _____ TITLE: _____

REVIEW DATE: _____ TELEPHONE NUMBER: (407) 665- _____

Property Record Card



Parcel 10-21-30-5BQ-0000-0410

Property Address 1910 CENTER DR CASSELBERRY, FL 32707

Parcel Location



Site View



1021305BQ00000410 01/14/2022

Parcel Information

Parcel	10-21-30-5BQ-0000-0410
Owner(s)	HINDU SOCIETY OF CENTRAL FLA
Property Address	1910 CENTER DR CASSELBERRY, FL 32707
Mailing	C/O DEV SHARMA 1994 E LAKE DR CASSELBERRY, FL 32707-4130
Subdivision Name	WATTS FARMS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	37-PARSONAGE(2012)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value	\$302,294	\$294,703
Depreciated EXFT Value	\$2,600	\$2,400
Land Value (Market)	\$333,000	\$333,000
Land Value Ag		
Just/Market Value	\$637,894	\$630,103
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$30,776	\$78,178
P&G Adj	\$0	\$0
Assessed Value	\$607,118	\$551,925

2023 Certified Tax Summary

2023 Tax Amount without Exemptions \$8,385.41 **2023 Tax Savings with Exemptions** \$8,385.41
2023 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

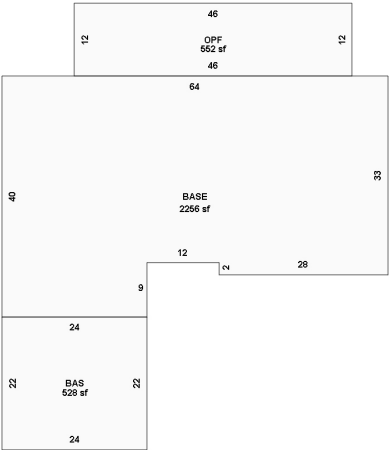
E 2/3 OF LOT 41 &
N 1/2 VAC ST ADJ ON S
WATTS FARMS
PB 6 PG 80

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$607,118	\$607,118	\$0
SJWM(Saint Johns Water Management)	\$607,118	\$607,118	\$0
FIRE	\$607,118	\$607,118	\$0
COUNTY GENERAL FUND	\$607,118	\$607,118	\$0
Schools	\$637,894	\$637,894	\$0

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	03/01/2011	07537	1107	\$244,900	No	Improved
CERTIFICATE OF TITLE	10/01/2010	07458	0126	\$100	No	Improved
WARRANTY DEED	03/01/2006	06196	1500	\$760,000	Yes	Improved
WARRANTY DEED	10/01/1990	02236	0937	\$270,000	Yes	Improved
QUIT CLAIM DEED	06/01/1988	01966	0162	\$100	No	Improved
WARRANTY DEED	01/01/1977	01130	1004	\$13,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			6.66	\$50,000.00	\$333,000

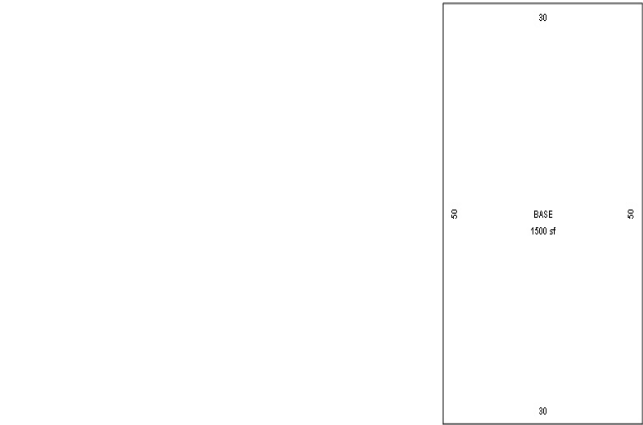
Building Information													
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1985	4	2.0	6	2,256	3,336	2,784	BRICK	\$281,105	\$344,914	Description	Area
												OPEN PORCH FINISHED	552.00
												BASE	528.00



Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
2	BARNS/SHEDS	1981				1,500	1,500	1,500	CONC BLOCK	\$21,189	\$27,165	Description Area



Sketch by Apex Media™

Building 2 - Page 1

** Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
00189	10 X 14 STORAGE SHED	County	\$1,740		1/1/1999
05156	DRIVEWAY	County	\$0		7/1/1994
06612	DEMO POOL ONLY	County	\$800		8/15/2011
05354	REROOF	County	\$8,400		7/1/2011
06266	SCREEN ROOM EXISTING SLAB	County	\$4,635	10/16/1995	9/1/1995

Extra Features				
Description	Year Built	Units	Value	New Cost
FIREPLACE 1	11/01/1985	1	\$1,200	\$3,000
PATIO 2	11/01/1999	1	\$1,400	\$3,500

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Planned Development	PD	Planned Development

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
21.00	DUKE	CENTURY LINK	CASSELBERRY	SEMINOLE COUNTY UTILITIES	TUE/FRI	TUE	NO SERVICE	Advanced Disposal

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	60

School Information		
Elementary School District	Middle School District	High School District
Sterling Park	South Seminole	Lake Howell

*

2/06/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:15:44
PROJ # 24-55200002 RECEIPT # 0037875
OWNER: HINDU SOCIETY OF CENTRAL FLA C
JOB ADDRESS: 1910 CENTER DR LOT #: 0410

FINAL SUBDIVISION	4925.00	4925.00	.00
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TOTAL FEES DUE.....: 4925.00

AMOUNT RECEIVED.....: 4925.00

* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000075977	
CASH/CHECK AMOUNTS...:	4925.00	
COLLECTED FROM:	PARK SQUARE ENTERPRISES	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE