



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

PROJ. #: 26-80000090

Received: 7/21/26

Paid: 7/23/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: **Seminole Community Church**PARCEL ID #(S): **16-19-30-5AB-1700-0030, 16-19-30-5AB-1700-0020, 16-19-30-5AB-1700-004B**TOTAL ACREAGE: **13.31**BCC DISTRICT: **5**ZONING: **A-1**FUTURE LAND USE: **SE**

APPLICANT

NAME: **Christian Wickberg**COMPANY: **Seminole Community Church, Inc**ADDRESS: **5237 Shoreline Cir**CITY: **Sanford**STATE: **FL**ZIP: **32771**

PHONE:

EMAIL: [REDACTED]

CONSULTANT

NAME: **Jean M. Abi-Aoun**COMPANY: **Thomas & Hutton Engineering Co.**ADDRESS: **5127 S. Orange Ave, Suite 200**CITY: **Orlando**STATE: **FL**ZIP: **32809**

PHONE:

EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: **Church Expansion**

STAFF USE ONLY

COMMENTS DUE: 7/31

COM DOC DUE: 8/6

DRC MEETING: 8/19

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: **A-1**FLU: **SE**

LOCATION:

on the north side of Orange Blvd,
west of Oregon St

W/S: **Seminole County**BCC: **5: Herr**



July 20, 2026

Seminole county

Re: Seminole Community Church Expansion
5070 Orange Blvd Sanford Florida
Pre-app Narrative
T&H Project Number: 33995

The Seminole Community Church expansion project entails the construction of a new Sanctuary Building approximately 14,400 SF in size within a 13-acre site owned by the church. The purpose of this project is the church will expand from 220 parishioners to 440 parishioners. Moreover, we are proposing to increase the number of parking spaces to meet at a minimum the required LDC code of 440/4 Seats/parking which requires 110 parking spaces. We plan to add 176 parking spaces. Moreover, we will add a basketball court and relocate the playground for the Pre K (tot lot) and the K-4 kids as shown on the enclosed plan. We will also expand the wet detention pond to handle the existing and proposed drainage in addition to the future development area. We would like to discuss the following:

- 1- Buffers and open space
- 2- The onsite wetland of approximately 1.7 acres will be impacted. It is of low quality as reviewed by our Environmental consultant. The wetland location is shown on the enclosed "previously approved plans" back in 2006.
- 3- Parking spaces are a combination of 10' x 20' and 9'x18'. In the previous site plan approval, the regular parking spaces were grass and the handicap parking and the drive aisles were paved as shown on the enclosed site plan. We will maintain the same surface cover.
- 4- We plan to have three driveways as shown on the site plan. We currently have two driveways on Orange Blvd and we will maintain the eastern driveway and move the west driveway further west as shown on the plan. We will provide a left turn lane to the eastern driveway. Since the County will be acquiring 15 feet of new R/W along Orange Blvd frontage the question is do we get Transportation impact fee credit for this work?
- 5- With respect to the drainage design, we will meet the SJRWMD new regulations for water quality. Does the County require anything different?
- 6- Do you have a time frame for the Roadway widening on Orange Blvd and when the County plans to acquire new R/W. The County needs to re-assess the drainage basin that flows from the church as it is much larger than what the County's consultants show on their plan.



- 7- The current one-story concrete office building on the southeast corner of the site near Orange Blvd currently has its own septic tank. Given this building being far from the rest of the development, can we keep the septic tank and if not can we have a small grinder pump to serve this office and connect to the county force main on Orange Blvd given it has very small sewer flows? The rest of the existing buildings have their own septic tanks.
- 8- Any feedback on fire and water connection?
- 9- Is a CUP application will be required to be submitted for the church expansion given the Zoning is A-1 with Suburban Estates Future Land use.

We look forward to meeting you and discuss the above items.

Respectfully,

THOMAS & HUTTON ENGINEERING CO.

Jean M. Abi-Aoun, P.E.
Civil Department Manager

SURVEYOR'S NOTES

- 1.) SURVEYOR HAS NOT ABSTRACTED LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS-OF-WAY, OR ANY OTHER MATTER OF RECORD WHICH MIGHT AFFECT THE TITLE OR USE OF SAID LANDS.
- 2.) NO UNDERGROUND INSTALLATIONS OR VISIBLE IMPROVEMENTS LOCATED OTHER THAN SHOWN.
- 3.) BEARINGS ARE BASED ON THE EAST LINE OF PROPERTY ASSUMED BEING N.131°17'14"W. PER CONSTOGA PARK, PLAT BOOK 88, PAGES 87-89.
- 4.) THE PROPERTY DESCRIPTION WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.
- 5.) ELEVATIONS ARE TRUE BASED ON SEMINOLE COUNTY B.M. # 803-52A ELEV. = 24.993 NAVD 88 DATUM AS PUBLISHED.
- 6.) ON SITE B.M. = NAIL IN EDGE OF PAVEMENT NEAR ENTRANCE ELEV. = 25.54 NAVD 88 DATUM AS SHOWN.
- 7.) NO CONTOURS INTERPOLATED FROM ELEVATION SPOT SHOTS AS SHOWN.
- 8.) HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, I HAVE DETERMINED THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA, PER FIRM PANEL # 1211700055 F, DATED 9/28/2007, SEMINOLE COUNTY, FLORIDA.

CONSTOGA PARK, A REPLAT
P.B. 88, PGS. 87-89

REAL PROPERTY DESCRIPTION

LOT 2, BLOCK 17 OF SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 127 THROUGH 128 1/2, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

LOT 3, BLOCK 17 OF SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 127 THROUGH 128 1/2, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

LOT 4, BLOCK 17 OF SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 127 THROUGH 128 1/2, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS THE NORTH 145 FEET OF THE WEST 141 FEET AND LESS THE WEST 15 FEET FOR ROAD AND LESS THAT PORTION OF LOT 4, BLOCK 17 DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 17 OF SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 127 THROUGH 128 1/2, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID SOUTHEASTERLY CORNER BEING FURTHER DESCRIBED AS BEING ON THE CENTERLINE OF NEW YORK STREET AND ON THE WESTERLY RIGHT OF WAY LINE OF ORANGE AVENUE, THENCE RUN NORTH 39°15'00" EAST ALONG THE EASTERLY LINE OF SAID LOT 4, 15.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 39°15'00" EAST ALONG SAID EASTERLY LINE, 150 FEET, THENCE LEAVING SAID EASTERLY LINE RUN NORTH 50°45'00" WEST 158.40 FEET, THENCE RUN SOUTH 39°15'00" WEST 25 FEET, THENCE RUN NORTH 50°45'00" WEST 158.40 FEET, THENCE RUN SOUTH 39°15'00" WEST 125.00 FEET TO A POINT ON A LINE 15 FEET NORTHEASTERLY OF AND PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 4, THENCE RUN SOUTH 50°45'00" EAST PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 4, 316.80 FEET TO THE POINT OF BEGINNING.



(SEE NOTE #3)

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

ABBREVIATION LEGEND

N = NORTH
S = SOUTH
E = EAST
W = WEST
SEC. = SECTION
FND. = FOUND
CONC. MON. = CONCRETE MONUMENT
COR. = CORNER
NO. = NUMBER
P.B. = PLAT BOOK
PG. = PAGE
PP = PAGES
REF. = REFERENCE
MEAS. = MEASURED
INFO. = INFORMATION
N.T.S. = NOT TO SCALE
C/L = CENTER LINE
ELEV. = ELEVATION
CONC. = CONCRETE
INV. = INVERT
NO # = NO IDENTIFICATION NUMBER
T = TOWNSHIP
R = RANGE
MSL = MEAN SEA LEVEL
U.T. = UNDERGROUND TELEPHONE
W.L. = UNDERGROUND WATER LINE
R.L. = UNDERGROUND RECLAIMED WATER LINE
R.C.P. = REINFORCED CONCRETE PIPE
(D.O.T.) = DEPARTMENT OF TRANSPORTATION
(RAD.) = RADIAL

O.R. = OFFICAL RECORD
D.B. = DEED BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
W/ = WITH
P.L.S. # 3144 = PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3144
TYP. = TYPICAL
PROP. = PROPERTY
R. = RADIUS
Δ = DELTA
L = ARC LENGTH
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.T. = POINT OF TANGENCY
TAN. = TANGENT
C. = CHORD
C.B. = CHORD BEARING
R/W = RIGHT-OF-WAY
(T) = TOP OF CURB
(B) = BOTTOM OF CURB
(A) = ACTUAL
(P) = PLAT
(D) = DESCRIPTION
(C) = COMPUTED
CALC. = CALCULATED
CCR # = CERTIFIED CORNER RECORD NUMBER
B.M. = BENCH MARK
O.U. = OVERHEAD UTILITY LINES
C.M.P. = CORRUGATED METAL PIPE
T.B.M. = TEMPORARY BENCH MARK
LB # = LICENSE BUSINESS NUMBER
(N.R.) = NON-RADIAL

LO = LIVE OAK
WO = WATER OAK

THIS IS TO CERTIFY THAT THIS SURVEY, AS SHOWN HEREON, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SCOTT BECHIR, P.S.M.
FLORIDA REGISTRATION NUMBER 5807
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY, TOPO & TREE SURVEY

FOR

SEMINOLE COMMUNITY CHURCH INC

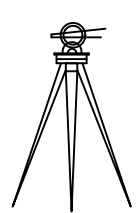
SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



THIS IS TO CERTIFY THAT THIS SURVEY, AS SHOWN HEREON, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SCOTT BECHIR, P.S.M.
FLORIDA REGISTRATION NUMBER 5807
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE	REVISION	REVISED BY	CHECKED BY	



SCOTT'S SURVEYING SERVICES, INC.
LB # 7442
8 S. HWY. 17-92, SUITE 8-A
DEBARY, FLORIDA 32713
PH. (386) 668-7332 FAX 668-7337

COMPUTED BY: S.R.B.	DRAWN BY: S.R.B.	CHECKED BY: S.R.B.	FIELD BY: B.W.	DATE: 3/2/26
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BOUNDARY, TOPO & TREE SURVEY

FOR

SEMINOLE COMMUNITY CHURCH INC

SEMINOLE COUNTY,

FLORIDA

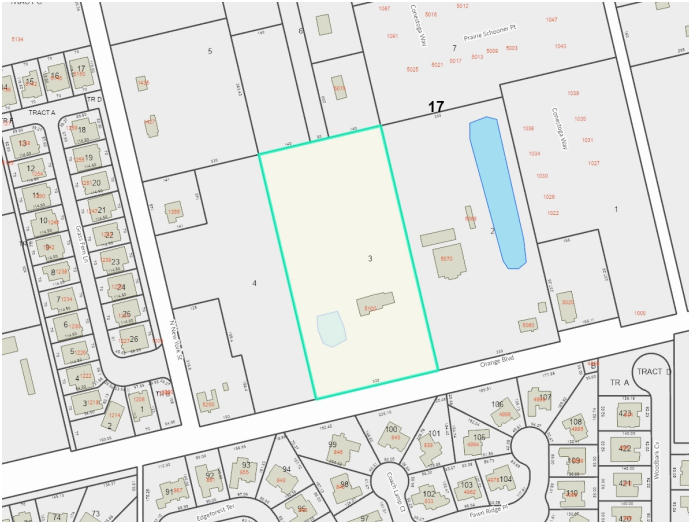
PROJECT NUMBER: 26-04
DATE: 3/4/26
SCALE: 1" = 50'
SHEET 1 OF 1

2026 Property Record CardA



Parcel: 16-19-30-5AB-1700-0030
Property Address: 5100 ORANGE BLVD SANFORD, FL 32771
Owners: SEMINOLE COMMUNITY CHURCH INC
 2026 Market Value \$656,642 Assessed Value \$568,964 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$8,322.66
 The 4 Bed/2 Bath Single Family Waterfront property is 2,191 SF and a lot size of 5.00 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	16-19-30-5AB-1700-0030
Property Address	5100 ORANGE BLVD SANFORD, FL 32771
Mailing Address	PO BOX 471284 LAKE MONROE, FL 32747-9126
Subdivision	SANFORD FARMS
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$229,092	\$221,726
Depreciated Other Features	\$2,550	\$1,700
Land Value (Market)	\$425,000	\$385,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$656,642	\$608,426
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$87,678	\$91,186
P&G Adjustment	\$0	\$0
Assessed Value	\$568,964	\$517,240

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$8,322.66
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$8,322.66

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

SEMINOLE COMMUNITY CHURCH INC

Legal DescriptionA

LOT 3 BLK 17 SANFORD FARMS PB 1 PG 128

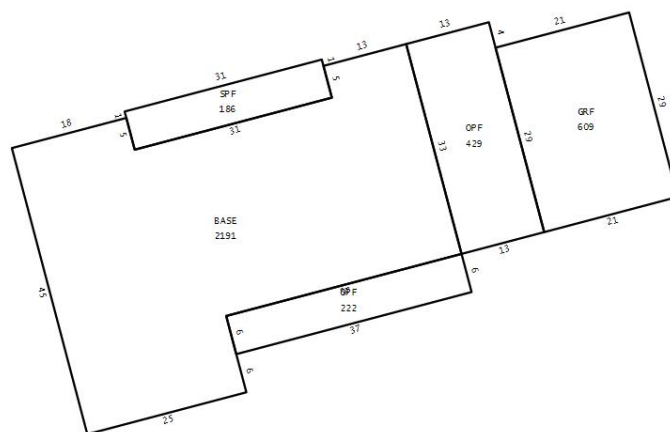
COUNTY GENERAL FUND	\$568,964	\$568,964	\$0
FIRE	\$568,964	\$568,964	\$0
WATER MANAGEMENT DISTRICT	\$568,964	\$568,964	\$0

WARRANTY DEED	5/1/2000	\$190,000	03857/1335	Improved	No
WARRANTY DEED	1/1/1977	\$100	01143/1640	Improved	No

Component	Value
5 Acres	\$85,000/Acre
Total Value	\$425,000

	1
	1977
	2.0
	2191
	CONC BLOCK
	\$229,092

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft²)
GARAGE FINISHED	609
OPEN PORCH FINISHED	222

OPEN PORCH FINISHED

429

SCREEN PORCH FINISHED

186

PermitsA

Permit #	Description	Value	CO Date	Permit Date
18842	5100 ORANGE BLVD: REROOF COMMERCIAL-Building Reroof [SANFORD FARMS]	\$21,300		12/30/2025
04349	REROOF	\$9,074		5/29/2009
09423	EQUIPMENT CHANGE-OUT	\$4,800		12/1/1998

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1987	1	\$3,000	\$1,800
ACCESSORY BLDG 1	1989	1	\$1,250	\$750

ZoningA

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

School DistrictsA

Elementary	Region 1
Middle	Sanford
High	Seminole

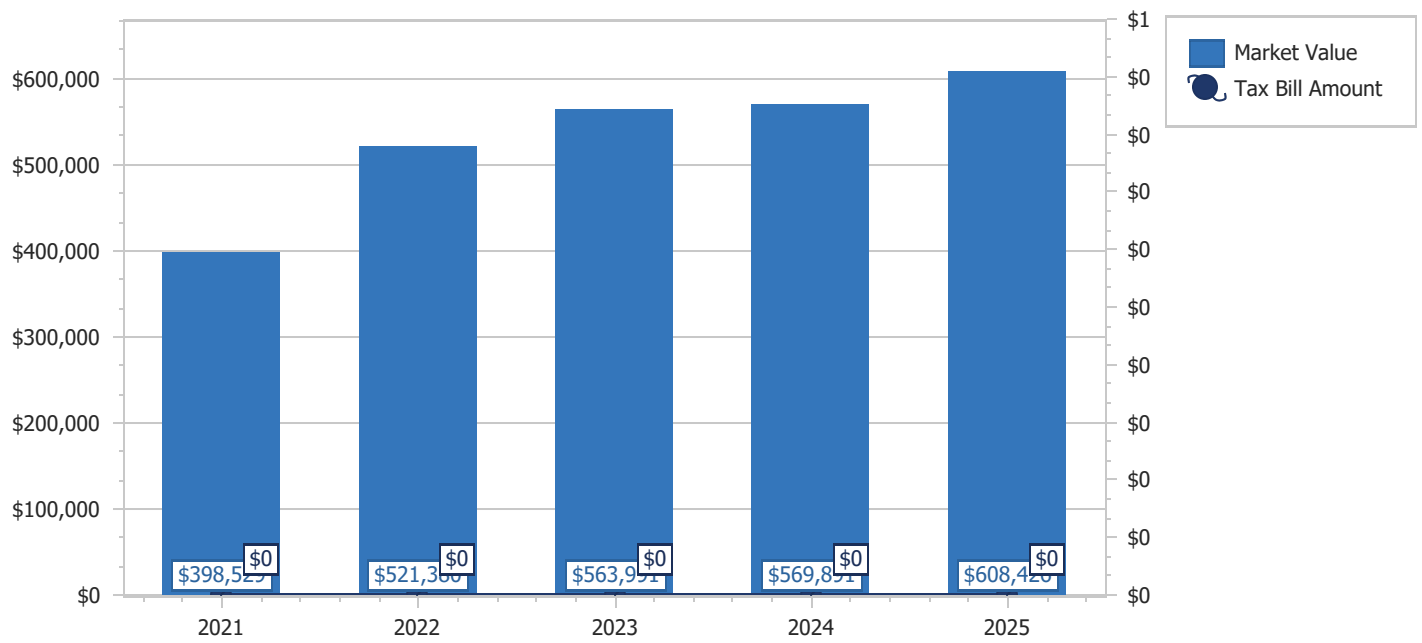
Political RepresentationA

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

UtilitiesA

Fire Station #	34
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



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2026 Property Record CardA



Parcel: **16-19-30-5AB-1700-0020**
 Property Address: **5070 ORANGE BLVD SANFORD, FL 32771**
 Owners: **SEMINOLE COMMUNITY CHURCH INC**
 2026 Market Value \$1,489,661 Assessed Value \$1,334,940 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$16,600.59
 Churches property w/1st Building size of 5,625 SF and a lot size of 5.00 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	16-19-30-5AB-1700-0020
Property Address	5070 ORANGE BLVD SANFORD, FL 32771
Mailing Address	PO BOX 471284 LAKE MONROE, FL 32747-9025
Subdivision	SANFORD FARMS
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$870,711	\$789,659
Depreciated Other Features	\$119,450	\$76,521
Land Value (Market)	\$499,500	\$347,402
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,489,661	\$1,213,582
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$154,721	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,334,940	\$1,213,582

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$16,600.59
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$16,600.59

Owner(s)A

Name - Ownership Type
 SEMINOLE COMMUNITY CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 2 BLK 17 SANFORD FARMS PB 1 PG 128

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,334,940	\$1,334,940	\$0
SCHOOLS	\$1,489,661	\$1,489,661	\$0
FIRE	\$1,334,940	\$1,334,940	\$0
ROAD	\$1,334,940	\$1,334,940	\$0
WATER MANAGEMENT DISTRICT	\$1,334,940	\$1,334,940	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/1998	\$80,000	03555/0260	Vacant	Yes
WARRANTY DEED	4/1/1983	\$18,000	01450/1734	Vacant	No

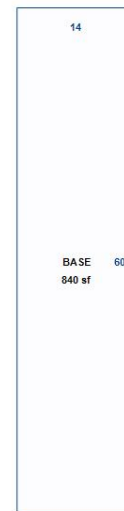
LandA

Units	Rate	Assessed	Market
5 Acres	\$100,000/Acre	\$499,500	\$499,500

Building InformationA

#	3
Use	MOBILE HOME
Year Built*	2001
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	840
Total Area (ft²)	840
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$74,138
Assessed	\$56,345

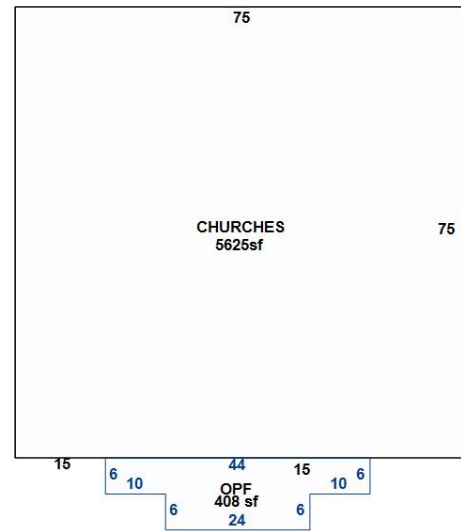
* Year Built = Actual / Effective



Building 3

Building InformationA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5625
Total Area (ft²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,016,410
Assessed	\$736,897

* Year Built = Actual / Effective

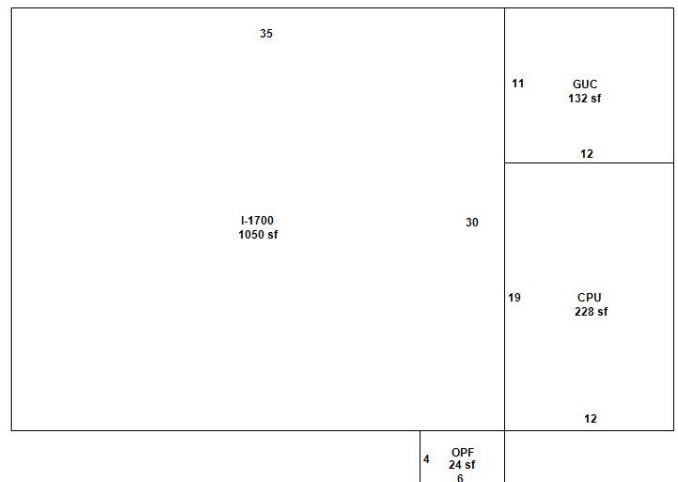


Building 1

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	408

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	1962
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1050
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$193,672
Assessed	\$77,469

* Year Built = Actual / Effective



Building 2

AppendagesA	
Description	Area (ft²)
CARPORT UNFINISHED	228
GARAGE UNFINISHED C.B.S.	132
OPEN PORCH FINISHED	24

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
10760	5070 ORANGE BLVD: ALTERATION COMMERCIAL-EXT FACADE REMODEL [SANFORD FARMS]	\$2,500		7/24/2019
00358	REROOF	\$3,400		1/13/2015
01684	CHURCH PAVILION	\$21,000		3/8/2013
05184	INTERIOR ALTERATIONS	\$9,500		6/1/2001
06847	PORTABLE CLASSROOM; PAD PER PERMIT 5068 ORANGE BLVD	\$20,000	5/4/2001	7/25/2000
06187	MONUMENT SIGN W/CHANGEABLE LETTERS	\$0		7/6/2000
10063	MISC PLUMBING	\$0		12/1/1999
04860	CHURCH FACILITIES STEEL BLDG	\$394,625	3/22/2000	6/1/1999

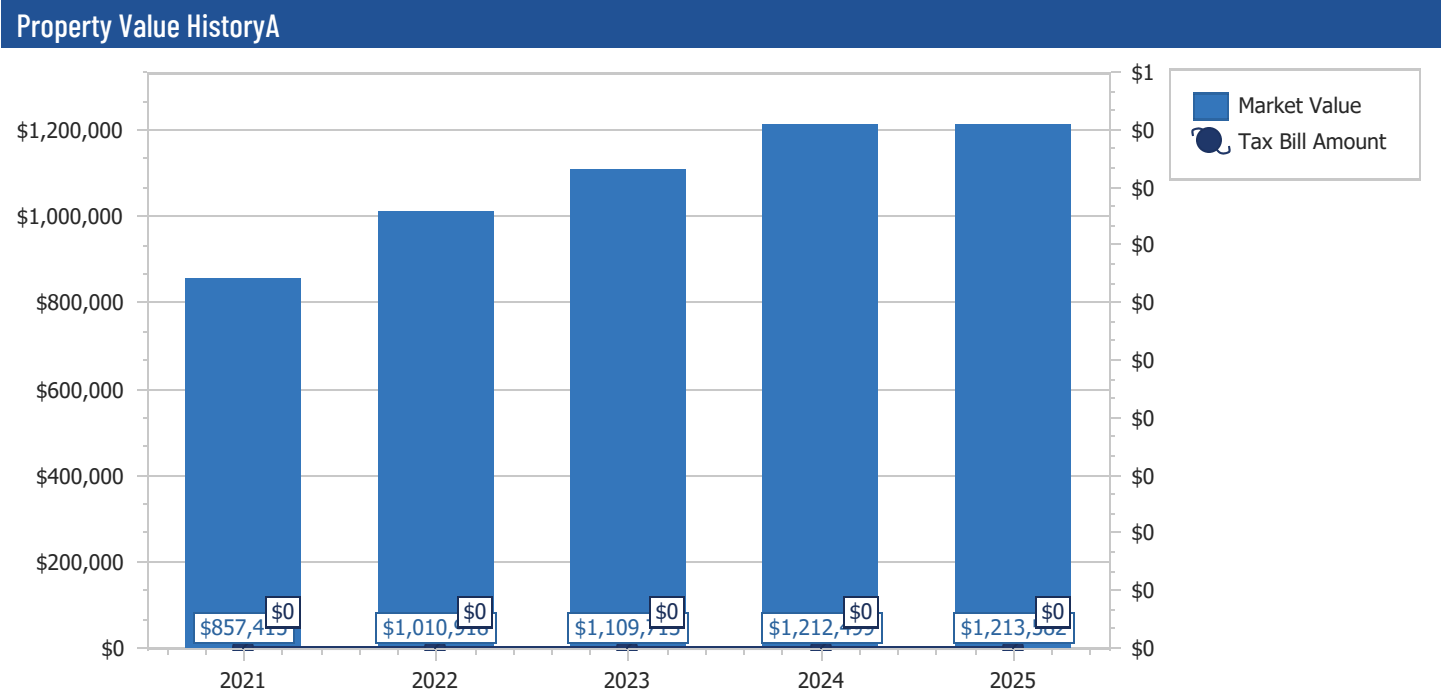
Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
PATIO 2	2001	1	\$3,500	\$2,100
WALKS CONC COMM	2001	891	\$4,847	\$2,908
COMMERCIAL CONCRETE DR 4 IN	2001	20815	\$130,094	\$78,056
WOOD UTILITY BLDG	2001	1380	\$20,231	\$12,139
POLE LIGHT 1 ARM	2001	2	\$3,708	\$3,708
COMM: CARPORT	2013	3400	\$29,342	\$20,539

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

School DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

UtilitiesA	
Fire Station #	34
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



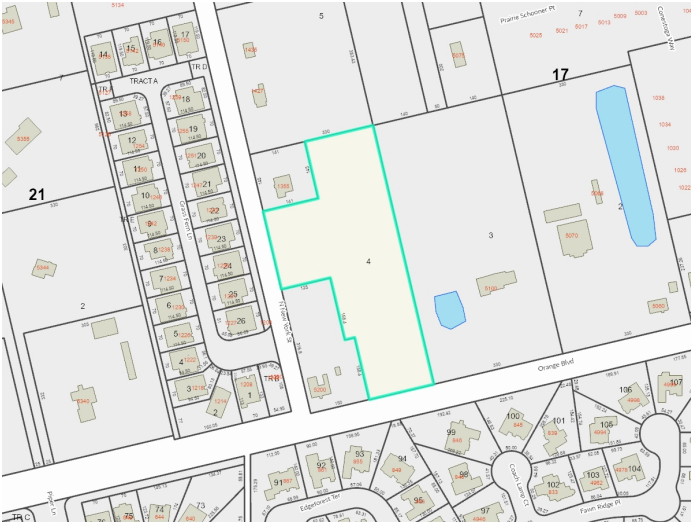
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2026 Property Record Card



Parcel: **16-19-30-5AB-1700-004B**
 Property Address:
 Owners: **SEMINOLE COMMUNITY CHURCH INC**
 2026 Market Value \$286,900 Assessed Value \$160,504 Taxable Value \$160,504
 2025 Tax Bill \$2,577.46 Tax Savings with Non-Hx Cap \$933.94
 Vacant Residential property has a lot size of 3.31 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AB-1700-004B
Property Address	
Mailing Address	PO BOX 471284 LAKE MONROE, FL 32747-9126
Subdivision	SANFORD FARMS
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)	\$286,900	\$256,700
Land Value Agriculture	\$0	\$0
Just/Market Value	\$286,900	\$256,700
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$126,396	\$110,787
P&G Adjustment	\$0	\$0
Assessed Value	\$160,504	\$145,913

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,511.40
Tax Bill Amount	\$2,577.46
Tax Savings with Exemptions	\$933.94

Owner(s)

Name - Ownership Type

SEMINOLE COMMUNITY CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 BLK 17 (LESS NLY 145 FT OF WLY 141 FT & BEG INT OF ELY R/W ORANGE BLVD & NLY R/W N NEW YORK ST RUN N 39 DEGREES 15 MINUTES E 150 FT N 50 DEGREES 45 MINUTES W 158.4 FT S 39 DEGREES 15 MINUTES W 25 FT N 50 DEGREES 45 MINUTES W 158.4 S 39 DEGREES 15 MINUTES W 125 FT S 50 DEGREES 45 MINUTES E 316.8 FT TO BEG BLK 17 SANFORD FARMS PB 1 PG 128

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$160,504	\$0	\$160,504
SCHOOLS	\$286,900	\$0	\$286,900
FIRE	\$160,504	\$0	\$160,504
ROAD	\$160,504	\$0	\$160,504
WATER MANAGEMENT DISTRICT	\$160,504	\$0	\$160,504

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2005	\$250,000	05864/1145	Vacant	No
WARRANTY DEED	8/1/2004	\$165,000	05451/1476	Vacant	Yes

Land

Units	Rate	Assessed	Market
3.02 Acres	\$95,000/Acre	\$286,900	\$286,900

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

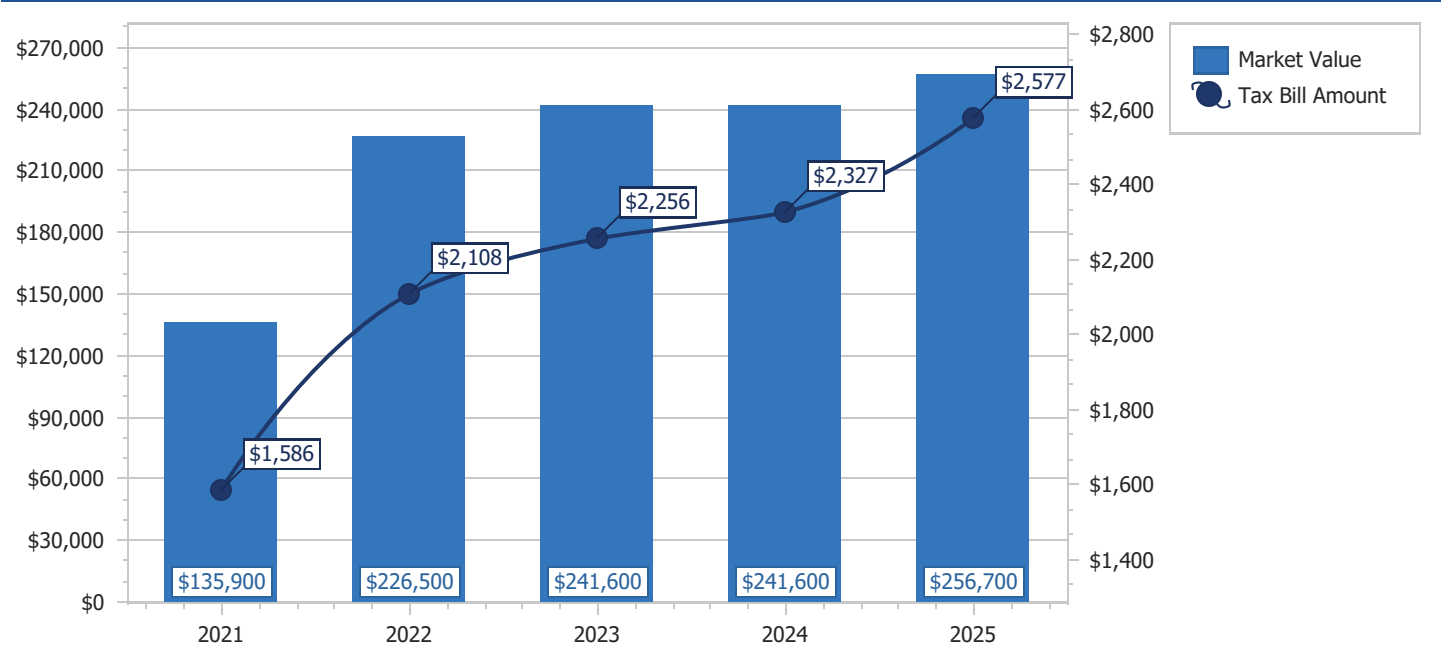
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

Utilities	
Fire Station #	34
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 7/23/2026 8:19:57 PM
Project: 26-80000090
Credit Card Number: 48*****2054
Authorization Number: S27475
Transaction Number: 230726C4E-B27766D9-B6D0-4F3C-A550-17E8DA1505EF
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40