



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

PROJ. #: 26-80000063

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME: <u>Markham Woods Rd. Church</u>	
PARCEL ID #(S): <u>35-20-29-300-0110-0000</u>	
TOTAL ACREAGE: <u>5.06</u>	BCC DISTRICT: <u>5</u>
ZONING: <u>A-1</u>	FUTURE LAND USE: <u>SE</u>

**APPLICANT**

NAME: <u>Dave Schmitt</u>	COMPANY: <u>Dave Schmitt Engineering, Inc.</u>	
ADDRESS: <u>12301 Lake Underhill Rd #241</u>		
CITY: <u>Orlando</u>	STATE: <u>FL.</u>	ZIP: <u>32828</u>
PHONE: <u>407-207-9088</u>	EMAIL: <span style="background-color: black; color: black;">[REDACTED]</span>	

**CONSULTANT**

NAME: <u>Same as Applicant</u>	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

SUBDIVISION   
  LAND USE AMENDMENT   
  REZONE   
  SITE PLAN   
  SPECIAL EXCEPTION

Description of proposed development: The project is located on the west side of 1-4 9 East of Markham Woods Rd and is planned for a new relocated church on approximately 5 acres.

**STAFF USE ONLY**

COMMENTS DUE: <u>6/12</u>	COM DOC DUE: <u>6/18</u>	DRC MEETING: <u>6/24</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>on the east side of Markham Woods Rd, north of SR 434</u>
W/S: <u>Sunshine Water</u>	BCC: <u>3: Constantine</u>	



June 4, 2026

Seminole County  
1101 East First Street  
West Wing, Second Floor, Room 2028  
Sanford, FL 32771  
Planning & Development

RE: Project # Markham Woods Rd. Church  
DSE Job: EV-1

Dear:

This project is located on the west side of I-4 and east of Markham Woods Rd in Seminole County and is planned for a new relocated church on approximately 5 acres.

If you have any questions or concerns, please do not hesitate to contact our office at (407) 207-9088.

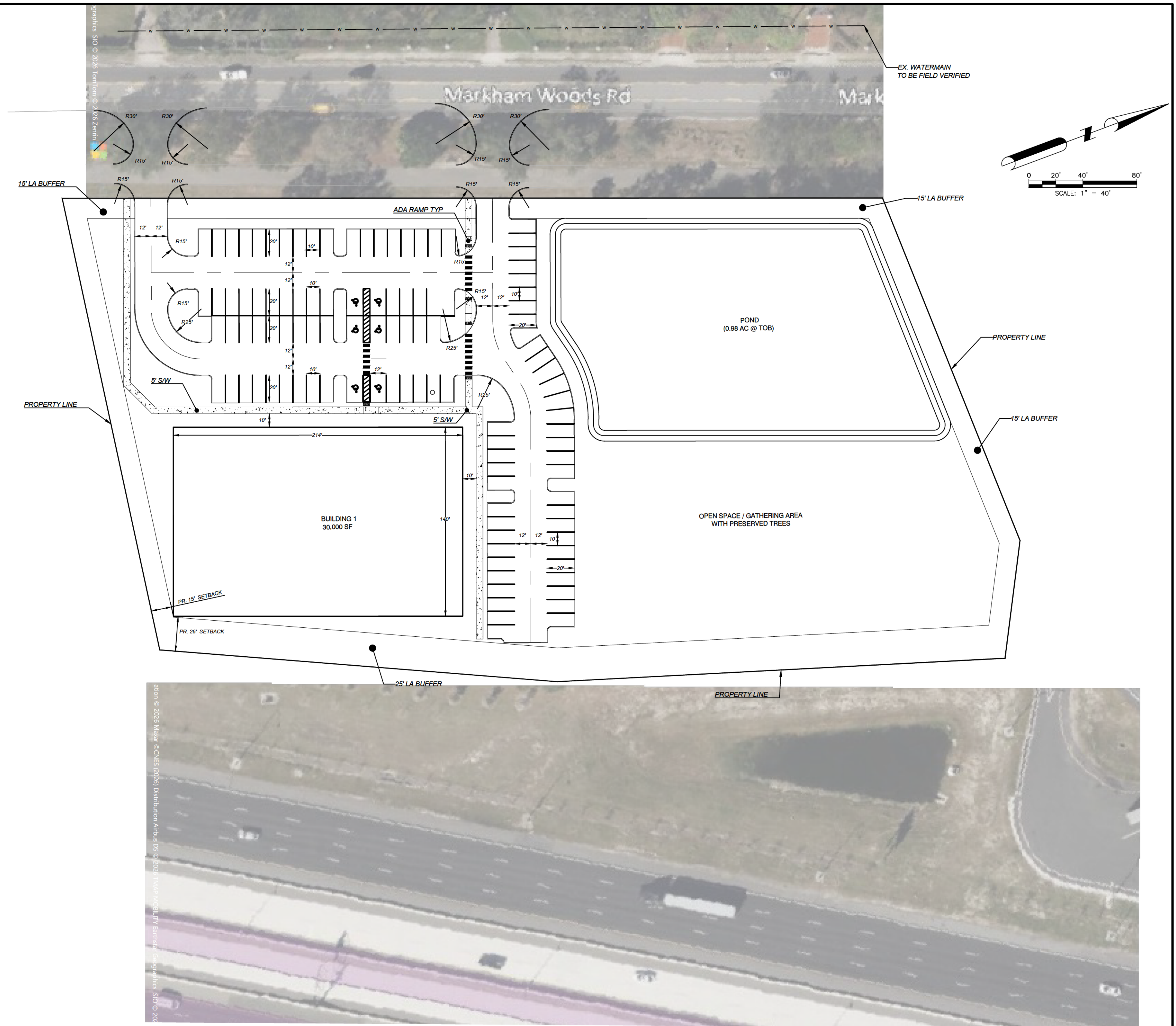
Sincerely,

Dave Schmitt, P.E.  
Dave Schmitt Engineering, Inc.

Cc: Chris Pixley-Engel & Volkers  
Ryan Loyd-Promise Church  
File

**SITE DATA:**

**PARCEL ID:** 35-20-29-3000-1100-000  
**GROSS PROPERTY AREA:** 5.06 AC.  
**EX. ZONING:** A-1 (AGRICULTURE)  
**FUTURE LAND USE:** SE (SUBURBAN ESTATES)  
**BUILDING SQUARE FOOTAGE:** 30,000 SF  
**PROPOSED USE:** CHURCH, 500 SEATS  
 CHILD CARE FACILITY - PRESCHOOL (6 EMPLOYEES)  
**MAX. BUILDING HEIGHT:** 50 FT  
**POND:** 0.98 AC (19.41%)  
**IMPERVIOUS AREA:** 2.79 AC (55.25%)  
**PARKING SPACES**  
**REQUIRED PER TABLE 11.3-A**  
**ASSEMBLY SPACES:** 1 PARKING SPACES PER 4 SEATS  
 1 x 500 / 4 = 125 PARKING SPACES  
**PRESCHOOL:** 1 PARKING SPACES PER EMPLOYEE  
 1 x 6 = 6 PARKING SPACES  
**TOTAL REQUIRED:** 131 PARKING SPACES  
  
**PROPOSED**  
**STANDARD PARKING SPACES** 125  
**ADA PARKING SPACES** 6  
**TOTAL** 131 PARKING SPACES  
**LANDSCAPE BUFFER**  
 25' LANDSCAPE BUFFER ALONG I-4'  
 15' LANDSCAPE BUFFER (TYP)  
**PHASING**  
 THE PROJECT WILL BE CONSTRUCTED AS ONE (1) PHASE  
**STORMWATER**  
 THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET ST. JOHNS RIVER WATER  
 MANAGEMENT DISTRICT REQUIREMENTS



F:\EV1\CAD\Conceptual\SITE PLAN.dwg,5/1/2026 2:25:46 PM



**DAVE SCHMITT**  
**ENGINEERING, INC.**  
 12301 LAKE UNDERHILL RD, SUITE 241  
 ORLANDO, FL 32828  
 407-207-9088 FAX 407-207-9089  
 Certification of Authorization #27471

DATE		BY	DESCRIPTION	REVISIONS		DATE	BY	DESCRIPTION

DAVE M. SCHMITT  
 FLORIDA REG. NUMBER  
 48274

**SITE PLAN**  
**MARKHAM WOODS RD CHURCH**  
**SEMINOLE COUNTY**

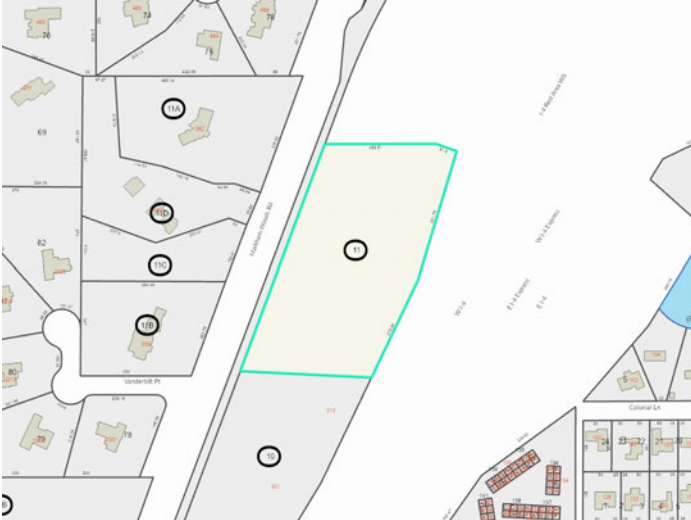
DATE: APRIL 2026  
 PROJECT NO.: EV-1  
 DRAWN BY: JT  
 CHECKED BY: DMS  
 SCALE: 1" = 40'  
 SHEET: 1 OF 1

# 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

## Owner(s)

Name - Ownership Type  
**I J H ENTERPRISES INC**

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## 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
----------	-------------	-------	---------	-------------

## Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

### Zoning

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

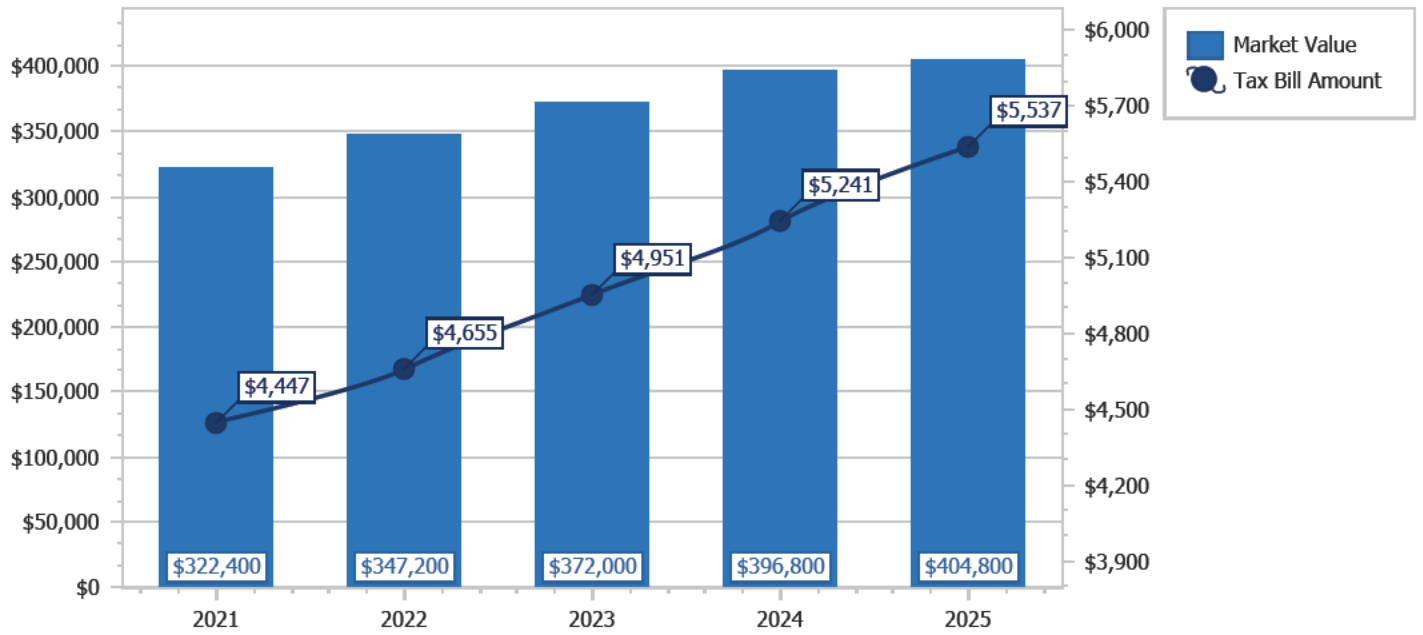
### School Districts

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 #	

### Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

**Receipt Details**

**Date:** 6/5/2026 10:18:14 AM  
**Project:** 26-80000063  
**Credit Card Number:** 55\*\*\*\*\*8024  
**Authorization Number:** 04772Q  
**Transaction Number:** 050626C1C-4A0B6299-5EBD-41CB-BF6D-F70BDC6BFFB2  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50