



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

PROJ. #: 25-06000040

Received: 9/11/25
 Paid: 9/12/25

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

☐ SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
☐ RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
☐ FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
☐ DREDGE AND FILL	\$750.00
☒ SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: 14,519 sf + NEW PAVEMENT SQUARE FOOTAGE: 11,761 sf = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 26,280 sf	
(TOTAL NEW ISA 26,280 sf / 1,000 = 26.2 sf) * x \$25 + \$2,500 = FEE DUE: \$3,180	
EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: The Rock Church Building Expansion			
PARCEL ID #(S): 25-19-29-300-0290-0000			
DESCRIPTION OF PROJECT: Building and Parking Lot Expansion			
EXISTING USE(S): Church / School / Daycare		PROPOSED USE(S): Church / School / Daycare	
ZONING: A-1	FUTURE LAND USE: SE	TOTAL ACREAGE: 10.91	BCC DISTRICT: 5: Herr
WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
ARE ANY TREES BEING REMOVED? YES ☒ NO ☐ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☒

NAME: Steven Parker

COMPANY: The Rock of Central Florida, Inc

ADDRESS: 6641 W SR 46

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE: 407-688-2445

EMAIL:

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Tom Faber

COMPANY: Faber Engineering, Inc.

ADDRESS: 3165 McCrory Place, Suite 151

CITY: ORLANDO

STATE: FL

ZIP: 32803

PHONE: 407-595-1566

EMAIL: TFABER@FABERENGINEERINGINC.COM

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Steven Parker (The Rock of Central Florida, Inc)

ADDRESS: 6641 W SR 46

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE: 407-688-2445

EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING:

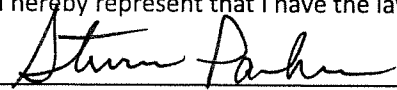
TEST NOTICE:

- ☒ 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.

- ☐ Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

I hereby represent that I have the lawful right and authority to file this application.



SIGNATURE OF AUTHORIZED APPLICANT

9/1/25

DATE

05/2023

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, Steven Parker (The Rock of Central Florida, Inc), the owner of record for the following described property [Parcel ID Number(s)] 25-19-29-300-0290-0000 hereby designates Tom Faber (Faber Engineering, Inc.) 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.

Date

9/1/25

Property Owner's Signature

Steven Parker

Steven Parker

Property Owner's Printed Name

STATE OF FLORIDA

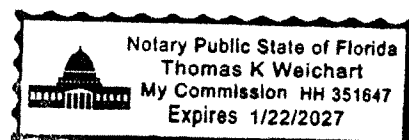
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Steven Parker (property owner),

☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 1st day of September, 2025.

Notary Public

Thomas K Weichert





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

Detail by Entity Name

Florida Not For Profit Corporation

THE ROCK OF CENTRAL FLORIDA, INC.

Filing Information

Document Number	N01000004372
FEI/EIN Number	03-0435200
Date Filed	06/20/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/16/2020
Event Effective Date	NONE

Principal Address

6641 W STATE RD 46
SANFORD, FL 32771

Changed: 01/19/2012

Mailing Address

6641 W STATE RD 46
SANFORD, FL 32771

Changed: 01/19/2012

Registered Agent Name & Address

PARKER, STEVEN L
35340 Chesterwood Ln
Eustis, FL 32736

Name Changed: 01/04/2005

Address Changed: 02/15/2024

Officer/Director Detail

Name & Address

Title P

PARKER, STEVEN L
35340 Chesterwood Ln
Eustis, FL 32736

Title VP

Shoaff, Kaleigh Parker
3967 Mayhill Loop
Eustis, FL 32736

Title Director

Glasgow, Gaston
358 Cidermill Place
Lake Mary, FL 32746

Title Director

Hoffman, Matthew
115 N Scott Ave
Sanford, FL 32771

Title Director

Padgett, James
414 S Montgomery Ave
Deland, FL 32720

Title Director

Phillips, Archie, Jr.
125 Integra Village Trail
109
Sanford, FL 32771

Title Director

Phillips, Archie Josiah, III
2032 Havasu Falls Drive
Deland, FL 32724

Title Director

Parker, Joshua L
35340 Chesterwood Ln
Eustis, FL 32736

Title Secretary

Weichart, Thomas K

30118 Cheval Street
Mount Dora, FL 32757

Annual Reports

Report Year	Filed Date
2023	02/10/2023
2024	02/15/2024
2025	02/11/2025

Document Images

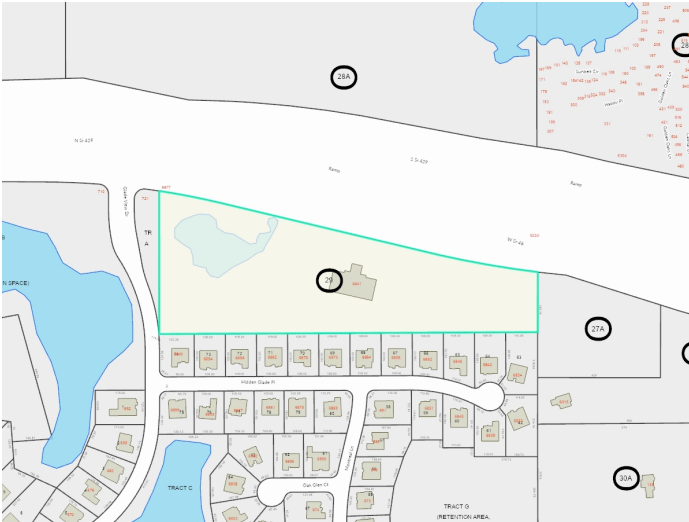
02/11/2025 -- ANNUAL REPORT	View image in PDF format
02/15/2024 -- ANNUAL REPORT	View image in PDF format
02/10/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/15/2021 -- ANNUAL REPORT	View image in PDF format
10/16/2020 -- Amendment	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
12/12/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
03/13/2016 -- ANNUAL REPORT	View image in PDF format
01/23/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- Amendment	View image in PDF format
01/19/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
01/10/2010 -- ANNUAL REPORT	View image in PDF format
01/21/2009 -- ANNUAL REPORT	View image in PDF format
10/23/2008 -- ANNUAL REPORT	View image in PDF format
08/08/2008 -- ANNUAL REPORT	View image in PDF format
02/02/2007 -- ANNUAL REPORT	View image in PDF format
02/23/2006 -- ANNUAL REPORT	View image in PDF format
01/04/2005 -- ANNUAL REPORT	View image in PDF format
01/09/2004 -- ANNUAL REPORT	View image in PDF format
01/07/2003 -- ANNUAL REPORT	View image in PDF format
04/03/2002 -- ANNUAL REPORT	View image in PDF format
06/20/2001 -- Domestic Non-Profit	View image in PDF format

Property Record CardA



Parcel: 25-19-29-300-0290-0000
 Property Address: 6641 W SR 46 SANFORD, FL 32771
 Owners: ROCK OF CENTRAL FLA INC
 2025 Market Value \$2,211,063 Assessed Value \$2,076,852 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$25,584.01
 Churches property w/1st Building size of 12,009 SF and a lot size of 10.62 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	25-19-29-300-0290-0000
Property Address	
Mailing Address	6641 SR 46 SANFORD, FL 32771-9240
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2009)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$1,138,394	\$1,134,093
Depreciated Other Features	\$129,294	\$123,119
Land Value (Market)	\$943,375	\$679,650
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,211,063	\$1,936,862
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$134,211	\$48,815
P&G Adjustment	\$0	\$0
Assessed Value	\$2,076,852	\$1,888,047

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$25,584.01
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$25,584.01

Owner(s)A

Name - Ownership Type
 ROCK OF CENTRAL FLA INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 25 TWP 19S RGE 29E
BEG 10.13 CH S OF NW COR
RUN S 9.87 CH E 20 CH N 5
CH N 76 1/4 DEG W TO BEG
(LESS ST RD 46 R/W)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,076,852	\$2,076,852	\$0
Schools	\$2,211,063	\$2,211,063	\$0
FIRE	\$2,076,852	\$2,076,852	\$0
ROAD DISTRICT	\$2,076,852	\$2,076,852	\$0
SJWM(Saint Johns Water Management)	\$2,076,852	\$2,076,852	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2003	\$1,000,000	04774/0974	Vacant	No
SPECIAL WARRANTY DEED	2/1/1999	\$220,000	03608/1218	Vacant	Yes

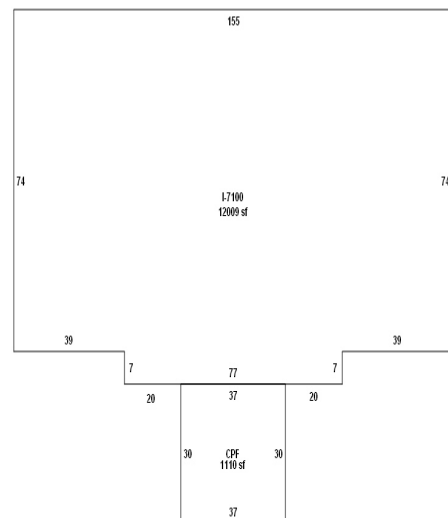
LandA

Units	Rate	Assessed	Market
7.54 Acres	\$125,000/Acre	\$941,875	\$941,875
3 Acres	\$500/Acre	\$1,500	\$1,500

Building InformationA

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	2007
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	12009
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$1,459,480
Assessed	\$1,138,394

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

AppendagesA	
Description	Area (ft²)
CARPORT FINISHED	1110

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
04967	6641 W SR 46 : MECHANICAL - COMMERCIAL-	\$11,030		5/27/2025
15337	6641 W SR 46 : STRUCTURES OTHER THAN BUILDINGS-14x20 storage shed- no electric	\$13,000	8/6/2024	7/11/2024
08784	6641 W SR 46 : ALTERATION COMMERCIAL-26x44 Two Dome Sun Shade	\$94,000		9/8/2023
05141	6641 W SR 46 : MECHANICAL - COMMERCIAL-	\$11,108		4/4/2023
18041	6641 W SR 46 : MECHANICAL - COMMERCIAL-	\$12,941		1/7/2020
10214	FIRE ALARM SYSTEM - 6641 W SR 46	\$1,975		7/26/2017
07292	INSTALL WIRELESS COMMUNICATOR	\$400		6/1/2017
06923	FIRE ALARM SYSTEM	\$3,850		5/24/2017
05630	1500 SF PORTABLE CLASSROOM	\$58,250	1/22/2018	5/1/2017
07489	NEW INTERIOR PARTITIONS, ELECTRICAL, & MECHANICAL FIXTURE RELOCATIONS	\$50,000	1/22/2018	6/28/2016
10014	FENCE/WALL	\$2,400		10/9/2014
09329	INSTALL 3 SMOKE DETECTORS	\$1,100		9/18/2014
07294	INTERIOR ALTERATION	\$1,000	10/26/2010	9/9/2009
02827	INSTALL FIRE SYSTEM SPRINKLERS	\$791		4/15/2009
01859	MINOR INTERIOR ALTERATION	\$4,000	7/10/2009	3/11/2009
03593	SOUND BOOTH; PAD PER PERMIT 6641 W SR 46	\$800		4/9/2007
02416	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 6641 W SR 46	\$9,000		3/12/2007
01531	RETAINING WALL; PAD PER PERMIT 6653 W SR 46	\$25,000		2/14/2007
01009	GROUND & WALL SIGNS; PAD PER PERMIT 6645 W SR 46	\$9,147		1/31/2007
00946	DUMPSTER ENCLOSURE; PAD PER PERMIT 6639 W SR 46	\$2,000		1/30/2007
12405	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 6641 W SR 46	\$19,582		11/3/2006
08775	CHURCH; PAD PER PERMIT 6641 W SR 46	\$1,617,138	4/26/2007	7/28/2006
07244	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 6641 W SR 46	\$14,245		6/20/2006

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2007	1145	\$6,229	\$3,582
BLOCK WALL - SF	2007	186	\$2,580	\$1,484

SEAWALL - SF	2007	1044	\$35,412	\$25,419
COMMERCIAL ASPHALT DR 2 IN	2007	38600	\$104,220	\$59,927
6' CHAIN LINK FENCE - LIN FT	2007	888	\$13,755	\$5,968
6' CHAIN LINK FENCE - LIN FT	2014	175	\$2,711	\$1,808
POLE LIGHT 1 ARM	2007	9	\$16,686	\$16,686
POLE LIGHT 2 ARM	2007	4	\$14,420	\$14,420

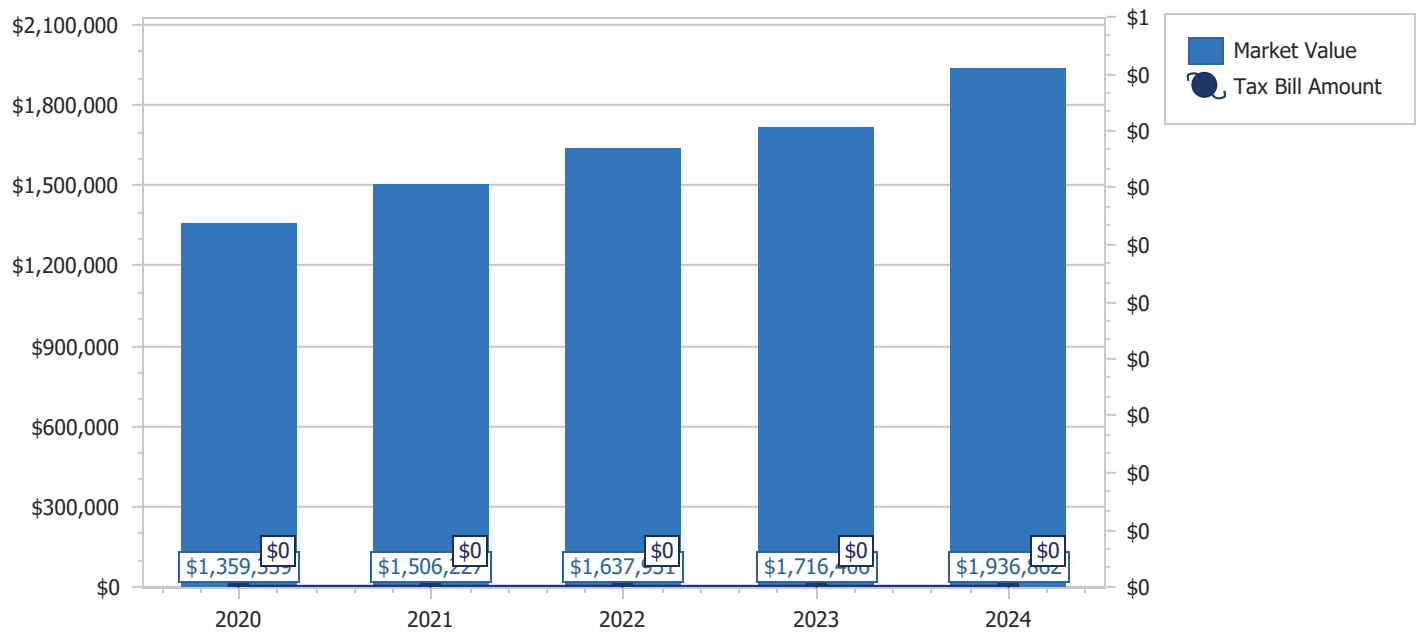
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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 2

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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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: 9/12/2025 8:42:47 AM
Project: 25-06000040
Credit Card Number: 41*****6814
Authorization Number: 07548G
Transaction Number: 120925C1A-BD1C8889-CDB1-4F46-81D0-3659743D1F4B
Total Fees Paid: 3198.70

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	48.70
SITE PLAN	3150.00
Total Amount	3198.70