



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

PROJ #: 25-32000014
 BS #: 2025-14
 MEETING: _____

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 #:	<u>25-19-29-300-0290-0000</u>		
ADDRESS:	<u>6641 W SR46 SANFORD FL 32771</u>		
TOTAL ACREAGE:	<u>10.62</u>	CURRENT USE OF PROPERTY:	<u>Church/Day care/School</u>
WATER PROVIDER:	<u>Seminole County</u>	SEWER PROVIDER:	<u>Seminole County</u>
ZONING:	<u>A-1</u>	FUTURE LAND USE:	<u>SE</u>
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? ☐ YES ☐ NO			

OWNER

NAME:	<u>Steven Parker</u>	COMPANY:	<u>Rock of Central Fla Inc.</u>
ADDRESS:	<u>6641 W SR46 Sanford FL</u>		
CITY:	<u>Sanford</u>	STATE:	<u>FL</u>
PHONE:	<u>407-688-2445</u>	ZIP:	<u>32771</u>
EMAIL:		<u>Steve@Wearetherockofcf.org</u>	

APPLICANT/CONSULTANT

NAME:	<u>Maverick VonHerbulis</u>	COMPANY:	<u>McKee Construction</u>
ADDRESS:	<u>717 Monroe Rd</u>		
CITY:	<u>Sanford</u>	STATE:	<u>FL</u>
PHONE:	<u>(407) 323-1150</u>	ZIP:	<u>32771</u>
EMAIL:		<u>Maverick@McKeeGC.com</u>	

SIGNATURE OF OWNER/AUTHORIZED AGENT

DATE

10-15-25

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, THE ROCK OF CENTRAL FLORIDA, the owner of record for the following described property [Parcel ID Number(s)] 25-19-29-300-0290-0000 hereby designates McKee Construction-Maverick VanHerbolis 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.

10-15-25
Date

Steven Parker - PRESIDENT
Property Owner's Signature

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 15 day of October, 2025



KATHRYN BOWEN
Notary Public
State of Florida
Comm# HH282443
Expires 10/25/2026

Kathryn Bowen
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): NON-PROFIT CORP

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
STEVEN PARKER	PRESIDENT	35340 CHESTERWOOD LN EUSTIS 32736	
KALEIGH SHOFF	VICE PRESIDENT		
TOM WEIGHART	SECRETARY		

(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: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

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:

10/16/25
Date

Alvin Parker
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 16 day of October, 2025, by Steven Parker, who is ☒ personally known to me, or ☐ has produced _____ as identification.

Kathryn Bowen
Signature of Notary Public



KATHRYN BOWEN
Notary Public
State of Florida
Comm# HH282443

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 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

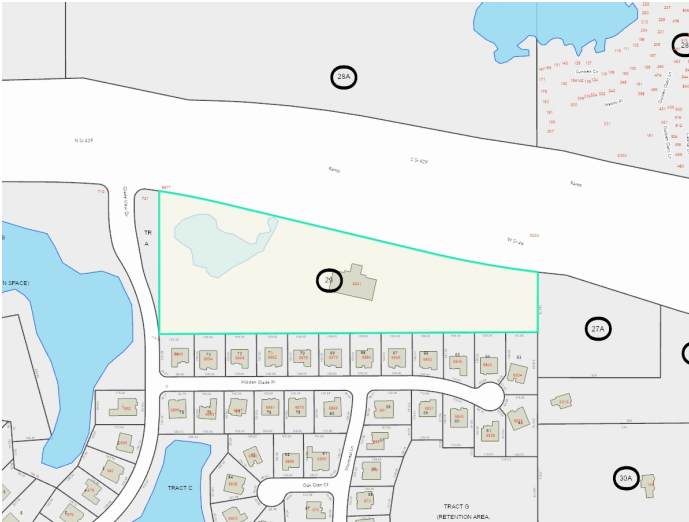
02/11/2025 -- ANNUAL REPORT	View image in PDF format
02/15/2024 -- ANNUAL REPORT	View image in PDF format
02/10/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/15/2021 -- ANNUAL REPORT	View image in PDF format
10/16/2020 -- Amendment	View image in 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
 2026 Market Value \$2,197,563 Assessed Value \$2,197,563 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$30,245.13
 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

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$1,123,800	\$1,138,394
Depreciated Other Features	\$130,388	\$129,294
Land Value (Market)	\$943,375	\$943,375
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,197,563	\$2,211,063
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$134,211
P&G Adjustment	\$0	\$0
Assessed Value	\$2,197,563	\$2,076,852

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$30,245.13
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$30,245.13

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	\$2,197,563	\$2,197,563	\$0
Schools	\$2,197,563	\$2,197,563	\$0
FIRE	\$2,197,563	\$2,197,563	\$0
ROAD DISTRICT	\$2,197,563	\$2,197,563	\$0
SJWM(Saint Johns Water Management)	\$2,197,563	\$2,197,563	\$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

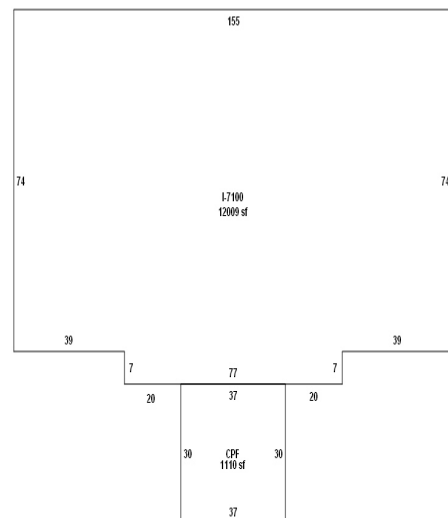
LandA

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	\$1,123,800

* 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	\$3,737
BLOCK WALL - SF	2007	186	\$2,580	\$1,548

SEAWALL - SF	2007	1044	\$35,412	\$21,247
COMMERCIAL ASPHALT DR 2 IN	2007	38600	\$104,220	\$62,532
6' CHAIN LINK FENCE - LIN FT	2014	175	\$2,711	\$1,965
6' CHAIN LINK FENCE - LIN FT	2007	888	\$13,755	\$8,253
POLE LIGHT 1 ARM	2007	9	\$16,686	\$16,686
POLE LIGHT 2 ARM	2007	4	\$14,420	\$14,420

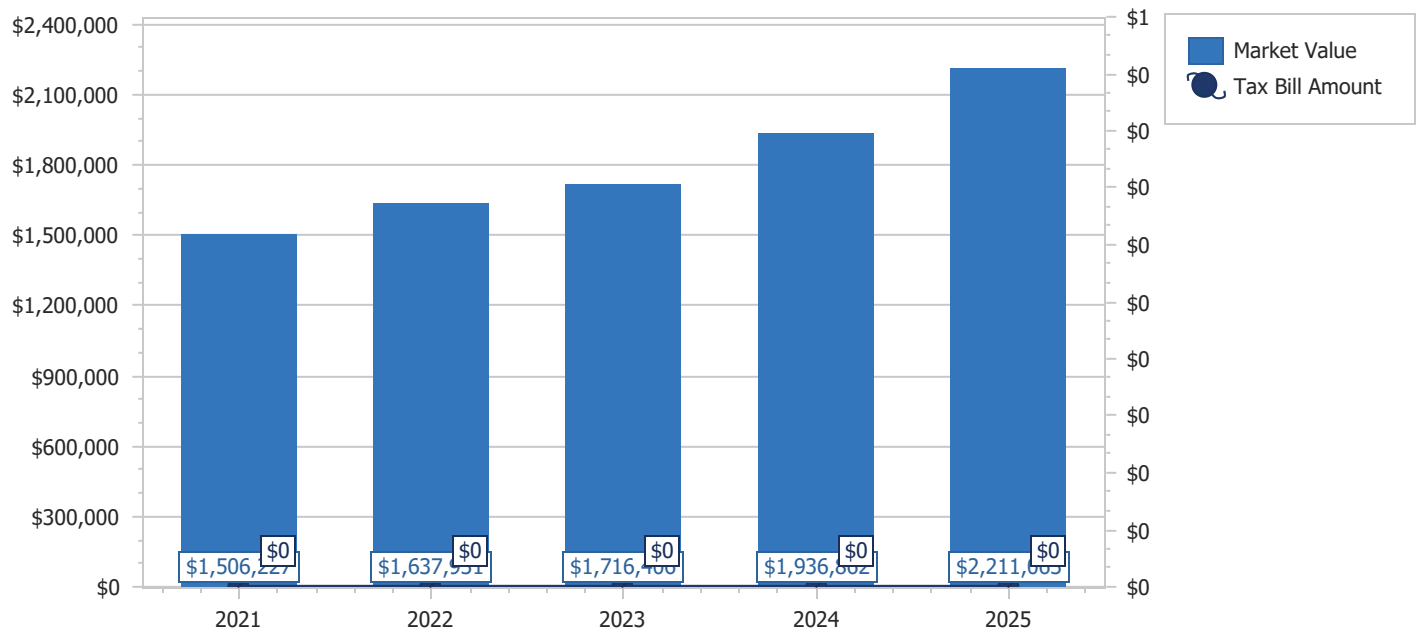
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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



Copyright 2026 © Seminole County Property Appraiser

* 11/04/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT12:22:54
PROJ # 25-32000014 RECEIPT # 0305355
OWNER: ROCK OF CENTRAL FLA INC
JOB ADDRESS: 6641 W SR 46 LOT #: 0000

SPECIAL EXCEPTIONS	1350.00	1350.00	.00
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TOTAL FEES DUE.....: 1350.00

AMOUNT RECEIVED.....: 1350.00

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000025600	
CASH/CHECK AMOUNTS...:	1350.00	
COLLECTED FROM:	MCKEE CONSTRUCTION CO	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE