



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

PROJ. #: 26-06000019

**SITE PLAN/DREDGE & FILL**

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

**APPLICATION TYPES/FEES**

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> <b>RESTRIPING AND RESURFACING</b> (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> <b>FILL</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> <b>DREDGE AND FILL</b>	\$750.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>0.00</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>0.00</u> =                  TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____</p> <p>(TOTAL NEW ISA <u>0.00</u> /1,000 = <u>0.00</u> ) * x \$25 + \$2,500 = <b>FEE DUE: \$2,500.00</b></p> <p><u>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</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

**PROJECT**

PROJECT NAME: <b>Journey Church</b>	
PARCEL ID #(S): <b>17-21-30-510-0000-0030</b>	
DESCRIPTION OF PROJECT: <b>Removing 3,248 sf of impervious area and replacing with landscaping.</b>	
EXISTING USE(S): <b>Church</b>	PROPOSED USE(S): <b>Church</b>
ZONING: <b>C-2</b>	FUTURE LAND USE: <b>MXD</b> TOTAL ACREAGE: <b>12.61</b> BCC DISTRICT: <b>4: Lockhart</b>
WATER PROVIDER: <b>Seminole County</b>	SEWER PROVIDER: <b>Seminole County</b>
ARE ANY TREES BEING REMOVED?   YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:	

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Joseph Vasquez, D/P

COMPANY: Journey Church, Inc.

ADDRESS: 6405 S. US Hwy 17-92

CITY: Fern Park

STATE: FL

ZIP: 32730

PHONE: 689-283-9798

EMAIL: [REDACTED]

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: William H. Zeh, P.E.

COMPANY: Madden, Moorhead &amp; Stokes, LLC

ADDRESS: 431 E. Horatio Ave., Ste. 260

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: [REDACTED]

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): same as Applicant

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

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.

May 19, 2026

*Joseph Vasquez*

SIGNATURE OF AUTHORIZED APPLICANT

DATE

Joseph Vasquez, D/P

# 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, Joseph Vasquez, D/P, the owner of record for the following described property [Parcel ID Number(s)] 17-21-30-510-0000-0030 hereby designates Madden, Moorhead & Stokes, LLC (engineer) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> 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.

May 19, 2026  
Date

Joseph Vasquez  
Property Owner's Signature

Joseph Vasquez, D/P  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Joseph Vasquez (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced FL Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 19th day of May, 2026.

Nicole Martin  
Notary Public



**NICOLE MARTIN**  
Commission # HH 249622  
Expires August 5, 2026



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

## Detail by Entity Name

Florida Not For Profit Corporation  
JOURNEY CHURCH, INC.

### Filing Information

<b>Document Number</b>	N15000005316
<b>FEI/EIN Number</b>	47-3998665
<b>Date Filed</b>	05/26/2015
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	NAME CHANGE AMENDMENT
<b>Event Date Filed</b>	10/16/2015
<b>Event Effective Date</b>	NONE

### Principal Address

6405 S HWY 17-92  
FERN PARK, FL 32730

Changed: 05/01/2026

### Mailing Address

6405 S HWY 17-92  
FERN PARK, FL 32730

Changed: 05/01/2026

### Registered Agent Name & Address

VASQUEZ, JOSEPH J  
6405 South US Highway 17 92  
Fern Park, FL 32730

Address Changed: 01/27/2022

### Officer/Director Detail

#### **Name & Address**

Title TREA

VAZQUEZ, KARINA  
6405 S HWY 17-92  
FERN PARK, FL 32730

Title OFFI

PORTMANN, JEFFREY  
6405 S HWY 17-92  
FERN PARK, FL 32730

Title D/P

VASQUEZ, JOSEPH  
6405 S HWY 17-92  
FERN PARK, FL 32730

Title OFFI

GARD, ANDREW  
6405 S HWY 17-92  
FERN PARK, FL 32730

Title OFFI

BURKE, AARON  
6405 S HWY 17-92  
FERN PARK, FL 32730

Title Officer

Salazar, Joel  
6405 S HWY 17-92  
FERN PARK, FL 32730

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	04/23/2024
2025	03/17/2025
2026	05/01/2026

**Document Images**

<a href="#">05/01/2026 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/17/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/23/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/31/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/27/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/19/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/05/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/13/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/04/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/10/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/18/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/16/2015 -- Name Change</a>	View image in PDF format

[05/26/2015 -- Domestic Non-Profit](#)

[View image in PDF format](#)

# 2026 Property Record Card



**Parcel:** 17-21-30-510-0000-0030  
**Property Address:** 6405 S US HWY 17-92 FERN PARK, FL 32730  
**Owners:** JOURNEY CHURCH INC  
 2026 Market Value \$12,430,390 Assessed Value \$7,124,800 Taxable Value \$7,124,800  
 2025 Tax Bill \$88,600.13  
 Churches property w/1st Building size of 96,498 SF and a lot size of 12.61 Acres

## Parcel Location



## Current Site Picture



## Parcel Information

Parcel	17-21-30-510-0000-0030
Property Address	6405 S US HWY 17-92 FERN PARK, FL 32730
Mailing Address	6405 S US HIGHWAY 17/92 FERN PARK, FL 32730-2057
Subdivision	FERNWOOD PLAZA
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$5,869,482	\$437,220
Depreciated Other Features	\$1,151,583	\$630,546
Land Value (Market)	\$5,409,325	\$5,409,325
Land Value Agriculture	\$0	\$0
Just/Market Value	\$12,430,390	\$6,477,091
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$5,305,590	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$7,124,800	\$6,477,091

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$88,600.13
Tax Bill Amount	\$88,600.13
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
JOURNEY CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 3 (LESS BEG SELY COR RUN  
 N 64 DEG 39 MIN 04 SEC W 75.35 FT  
 S 36 DEG 05 MIN 43 SEC W 423 FT  
 N 83 DEG 40 MIN 15 SEC E 12.27 FT  
 S 53 DEG 52 MIN 05 SEC E 64.97 FT  
 NELY ALONG SLY LINE LOT 3 TO BEG)  
 FERNWOOD PLAZA  
 PB 13 PG 95

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$7,124,800	\$0	\$7,124,800
SCHOOLS	\$12,430,390	\$0	\$12,430,390
FIRE	\$7,124,800	\$0	\$7,124,800
ROAD	\$7,124,800	\$0	\$7,124,800
WATER MANAGEMENT DISTRICT	\$7,124,800	\$0	\$7,124,800

## Sales

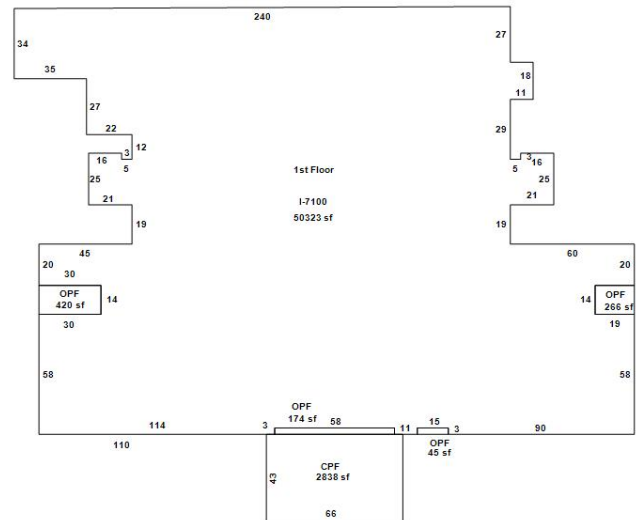
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/23/2026	\$16,500,000	10975/1849	Improved	Yes
SPECIAL WARRANTY DEED	7/1/2010	\$2,445,000	07421/1911	Improved	Yes

## Land

Units	Rate	Assessed	Market
549,170 SF	\$9.85/SF	\$5,409,325	\$5,409,325

## Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	96498
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$14,673,706
Assessed	\$5,869,482



Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	2838
OPEN PORCH FINISHED	420
OPEN PORCH FINISHED	174
OPEN PORCH FINISHED	266
OPEN PORCH FINISHED	45

## Permits

Permit #	Description	Value	CO Date	Permit Date
06541	6405 S US HWY 17-92 : ALTERATION COMMERCIAL-EXISTING BUILDING [FERNWOOD PLAZA] REPAIR WORK AND CODE COMPLIANCE PER LIFE SAFETY INSPECTION BY FIRE DEPARTMENT (SEATING/ISLE RECONFIGURATION FOR ENHANCED FIRE EXIT ABILITY). ALSO, ADDING PARTITIONS FOR CLASSROOMS.	\$30,000	5/29/2025	1/24/2024
03737	UPGRADE EXISTING FIRE SUPPRESSION HOOD SYSTEM	\$2,250		4/5/2016
04071	UPGRADE EXISTING FIRE SUPPRESSION SYSTEM	\$2,400		4/17/2015
02684	FIRE SPRINKLER SYSTEM INSTALLATION	\$3,400		3/16/2015
00082	INTERIOR ALTERATION	\$55,000	5/7/2015	1/6/2015
06633	INSTALL ALUMINUM CANOPY	\$4,886		7/8/2014
04290	UPGRADE FIRE ALARM SYSTEM	\$2,237		5/8/2014
02197	INTERIOR RENOVATION	\$53,649	8/1/2014	3/12/2014
07200	FACE REPLACEMENT ONLY ON DOUBLE SIDED POLE SIGN	\$2,400		8/22/2013
07894	INSTALLING MECHANICAL COURT SCREEN	\$80,000		10/6/2011
05426	REPLACING 170 TON CHILLER	\$130,000		7/5/2011
04526	INTERIOR RENOVATION - JAI ALAI	\$16,675	10/6/2011	6/7/2011
01565	INSTALL 75 KVA TRANSFORMER - 200 AMPS - 3 PH DISCONNECT - JAI ALAI	\$8,500		3/4/2011
09975	ELECTRICAL - JAI ALAI	\$1,506		12/30/2010
08267	ELECTRICAL	\$1,500		10/19/2010
07174	ELECTRICAL - JAI LAI	\$2,200		9/10/2010
03197	INSTALL FIRE ALARM SYSTEM	\$2,492		4/23/2010
14445	CHANGEOUT 7 A/C UNITS W/SAME TONAGE UNITS	\$66,000		7/27/2005
14442	REROOF	\$148,000		7/27/2005
05322	BUS SHELTER INSTALLATION AGREEMENT; PAD PER PERMIT 145 FERNWOOD BLVD	\$0		3/11/2005
14425	REPLACE EXTERIOR DUCT WORK ONLY DUE TO STORM DAMAGE	\$155,000		11/12/2004

13377	METAL ROOF REPLACEMENT, MASONARY REPAIR, & STRUCTURAL REPAIR DUE TO HURRICANE DAMAGE	\$200,000		10/28/2004
01194	ESCALATOR REPLACEMENT	\$30,000		2/3/2004
11713	DEMOLITION	\$0		10/17/2003
09873	SIGN	\$0		10/1/2002
05943	POLE SIGN; PAD PER PERMIT 6419 S US HWY 17-92	\$2,400		6/1/2002
08544	INSTALL FIRE SPRINKLERS/MAIN	\$2,500		9/1/2001
07671	INTERIOR	\$200,000	3/4/2002	8/1/2001
05586	SIGN	\$0		6/1/2001
01742	SIGN	\$0		3/1/2001
06322	MISC MECH AND CONDENSOR	\$5,537		7/11/2000
06039	TILE 1ST FLOOR & REPLACE CEILING GRID AFTER SPRINKLER INSTALLATION	\$12,000		6/29/2000
05915	ELECTRICAL WIRING	\$0		6/27/2000
02697	INSTALL FIRE ALARM SYSTEM	\$4,121		3/1/2000
00931	MISC ELECTRIC WIRING	\$0		2/1/2000
00463	INSTALL FIRE SPRINKLERS/MAIN	\$57,850		1/1/2000
10299	INSTALL FIRE SPRINKLERS/MAIN	\$16,780		12/1/1999
04910	REROOF	\$38,500		6/1/1998
03550	PERMIT DOES NOT STATE WORK DESCRIPTION; PAD PER PERMIT 1605 HWY 17-92 S	\$1,475		5/1/1997
02370	AIR HANDLER/CHILLER	\$220,000		4/1/1997
00782	MISC ELECTRIC	\$2,000		2/1/1997
06961	ALARM	\$4,770		10/1/1996
04948	JAI ALAI 3RD LL BALCONY RENOV; CO DATE 08/01/97	\$490,000		7/1/1996
06679	REPLACE AUDITORIUM SEATS	\$116,000		10/1/1995
07500	POWER SUPPLY FOR CABLE VISION	\$330		11/1/1994

### Extra Features

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1979	813	\$4,423	\$2,654
COMMERCIAL ASPHALT DR 2 IN	1979	528450	\$1,770,308	\$1,062,185
POLE LIGHT 1 ARM	1979	9	\$16,686	\$16,686
CONC UTILITY BLDG	1979	36	\$1,800	\$1,080
CONC UTILITY BLDG	1979	378	\$18,900	\$11,340
WOOD UTILITY BLDG	1979	80	\$1,173	\$704
CONC UTILITY BLDG	1979	120	\$6,000	\$3,600
6' CHAIN LINK FENCE - LIN FT	1979	3686	\$57,096	\$34,258
ALUM PORCH NO FLOOR	1979	5299	\$31,794	\$19,076

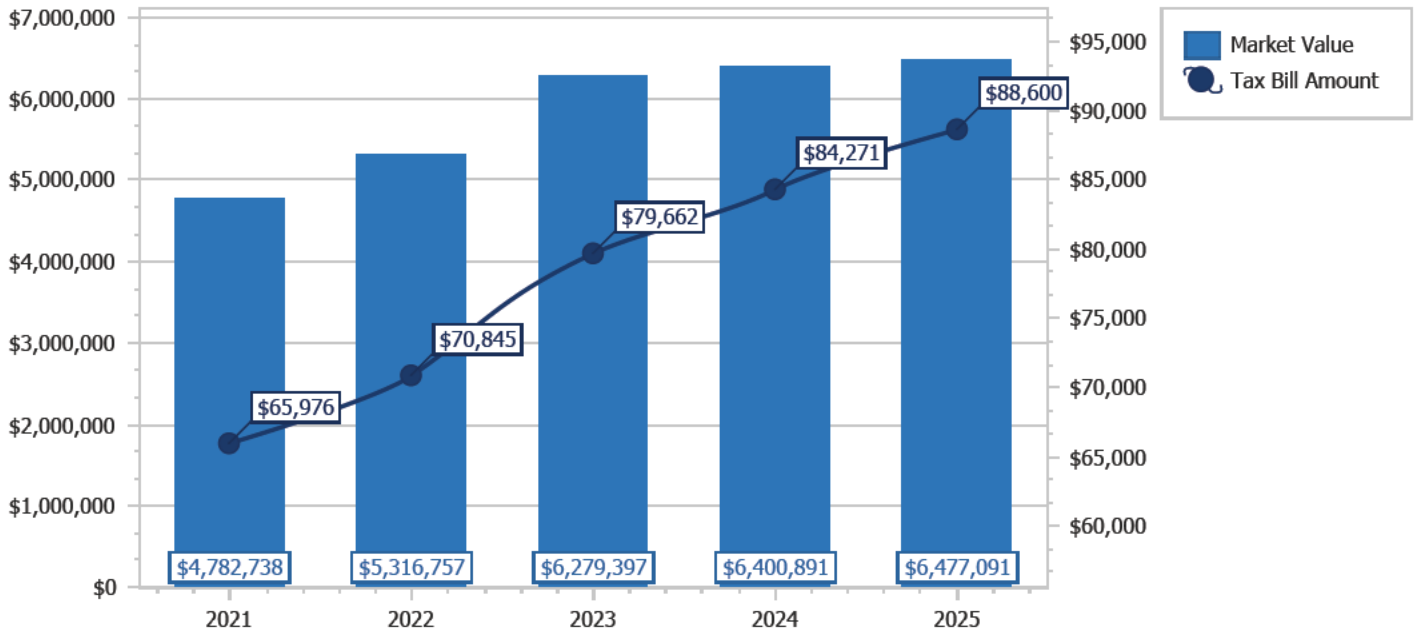
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

School Districts	
Elementary	Altamonte
Middle	South Seminole
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 62

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

?

**Date:** 5/26/2026 10:32:02 AM  
**Project:** 26-06000019  
**Credit Card Number:** 44\*\*\*\*\*7284  
**Authorization Number:** 106718  
**Transaction Number:** 260526O2D-BA59F4D3-1DB9-46D1-B494-C46E5950004C  
**Total Fees Paid:** 2530.50

**Fees Paid**

?

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	30.50
SITE PLAN	2500.00
Total Amount	2530.50