



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

PROJ. #: **26-06000020**
RECEIVED AND PAID 05/22/2026

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
☐ RESTRIPING/RESURFACING PARKING (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: <u>NONE</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>24,070 SF</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>24,070 SF</u>	
(TOTAL NEW ISA <u>24,070</u> /1,000 = <u>24.07</u>) * x \$25 + \$2,500 = FEE DUE: <u>3,101.75</u> EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: St. Lukes New Driveway			
PARCEL ID #(S): 20-21-31-300-014-0000 20-21-31-300-0140-0000			
DESCRIPTION OF PROJECT: Build a 570' driveway to connect Slavia Road to St. Lukes			
EXISTING USE(S): none RESIDENTIAL		PROPOSED USE(S): To build a new driveway at Slavia Rd and St. Lukes intersect.	
ZONING: A-1	FUTURE LAND USE: LDR	TOTAL ACREAGE: 0.78 4.95	BCC DISTRICT: 1
WATER PROVIDER: no water needed SEMINOLE		SEWER PROVIDER: no sewer needed SEMINOLE	
ARE ANY TREES BEING REMOVED? YES ☒ NO ☐ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: 1,887 cu. yards FILL - PROPOSED			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Steve Lehenbauer	COMPANY:	St. Lukes Church & School
ADDRESS:	2021 SR 426		
CITY:	Oviedo	STATE:	FL ZIP: 32765
PHONE:	321-282-8012	EMAIL:	cao@slcs.org

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	John Herbert, III, PE	COMPANY:	American Civil Engineering Co.
ADDRESS:	207 N. Moss Road Suite 211		
CITY:	Winter Springs	STATE:	FL ZIP: 32708
PHONE:	407-765-9579	EMAIL:	[REDACTED]

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	St. Lukes Evangelical Lutheran Church		
ADDRESS:	2021 W. SR 426		
CITY:	Oviedo	STATE:	FL ZIP: 32765
PHONE:	407-365-3408	EMAIL:	[REDACTED]

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:

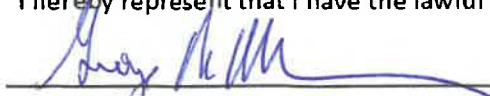
TEST NOTICE:

- ☐ 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

5/21/2026
DATE

**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): _____

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
See attached			

(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: _____

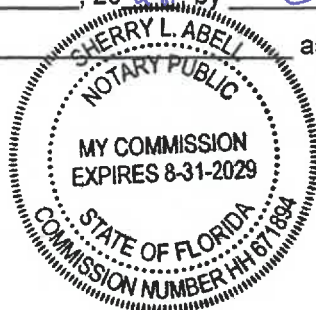
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are 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:

05/21/2026
Date

[Signature]
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 21st day of May, 2026, by George McAllan, who is ☒ personally known to me, or ☐ has produced _____ as identification.



Sherry L. Abell
Signature of Notary Public

Sherry L. Abell
Print, Type or Stamp Name of Notary Public



May 21, 2026

St. Luke's Lutheran Church and School
Board of Directors

FirstName	LastName	Address	City	State	Zip	% Interest
Paula	Brumback	4593 Old Carriage Trl	Oviedo	FL	32765	12%
Jeff	Schultz	10718 Sunrise Terrace Dr	Orlando	FL	32825	11%
Jennifer	Zabel	1488 Connors Ln	Winter Springs	FL	32708	11%
William Bryan	Doyle	643 Armor Ct.	Oviedo	FL	32765	11%
Thomas	Cotton	1107 Aruba Dr	Orlando	FL	32806	11%
Douglas	Taylor	1090 Lake Rogers Cir.	Oviedo	FL	32765	11%
Karen	Clapsaddle	2000 Old Mims Rd	Geneva	FL	32732	11%
George	McAllan	271 Bald Eagle Run	Lake Mary	FL	32746	11%
Marc	Stasik	370 Center Lake Ln Apt 4002	Oviedo	FL	32765	11%

Awakening
HEARTS in every generation to
the power of life in Christ.

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, St. Lukes Lutheran Church, the owner of record for the following described property [Parcel ID Number(s)] 20-21-31-300-0140-0000 hereby designates John Herbert III, PE, American Civil Engineering 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

May 21, 2026



Property Owner's Signature

George McAllan

Property Owner's Printed Name

GEORGE McALLAN

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 George McAllan (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 May 21 day of May, 20 26.

Notary Public

Sherry L. Abell

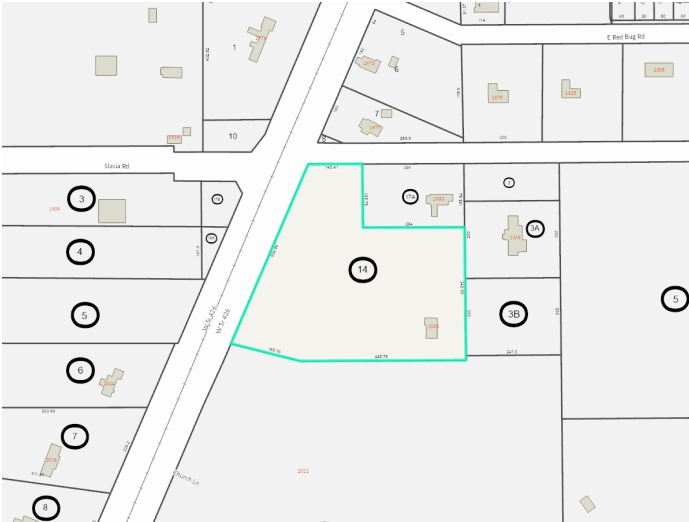
2026 Property Record Card



Parcel: 20-21-31-300-0140-0000
 Property Address: 2005 W SR 426 OVIEDO, FL 32765
 Owners: ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC
 2026 Market Value \$630,081 Assessed Value \$630,081 Taxable Value \$630,081
 2025 Tax Bill \$8,646.44

The 3 Bed/2 Bath Single Family property is 1,244 SF and a lot size of 4.95 Acres

Parcel Location



Current Site Picture



20213130001400000 02/11/2022

Parcel Information

Parcel	20-21-31-300-0140-0000
Property Address	2005 W SR 426 OVIEDO, FL 32765
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8523
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
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	\$94,706	\$96,721
Depreciated Other Features	\$21,000	\$21,000
Land Value (Market)	\$514,375	\$514,375
Land Value Agriculture	\$0	\$0
Just/Market Value	\$630,081	\$632,096
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	\$630,081	\$632,096

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,646.44
Tax Bill Amount	\$8,646.44
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC

Legal Description

SEC 20 TWP 21S RGE 31E
BEG S 00 DEG 36 MIN 35 SEC E 165.94 FT OF E ¼ COR
RUN S 00 DEG 36 MIN 35 SEC E 343.80 FT S 89 DEG 48 MIN 03 SEC W 429.78 FT
N 75 DEG 54 MIN 52 SEC W 185.76 FT N 23 DEG 20 MIN 55 SEC E 504.96 FT
N 89 DEG 39 MIN 43 SEC E 140.41 FT S 00 DEG 36 MIN 35 SEC E 165.78 FT
N 89 DEG 41 MIN 48 SEC E 264.00 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$630,081	\$0	\$630,081
SCHOOLS	\$630,081	\$0	\$630,081
FIRE	\$630,081	\$0	\$630,081
ROAD	\$630,081	\$0	\$630,081
WATER MANAGEMENT DISTRICT	\$630,081	\$0	\$630,081

Sales

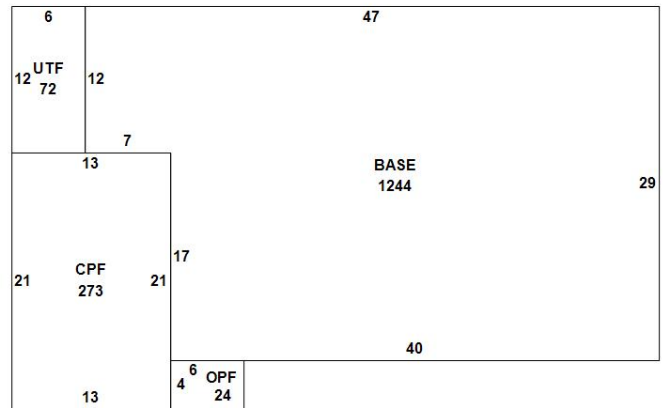
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/31/2023	\$975,000	10383/1474	Improved	No
QUIT CLAIM DEED	7/28/2009	\$31,250	07232/1833	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1831	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1829	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1827	Improved	No
TRUSTEE DEED	7/28/2009	\$100	07232/1823	Improved	No
QUIT CLAIM DEED	8/1/2005	\$100	05895/0512	Improved	No
WARRANTY DEED	4/1/1982	\$5,000	01386/0813	Improved	No

Land

Units	Rate	Assessed	Market
2.35 Acres	\$74,500/Acre	\$175,075	\$175,075
2.61 Acres	\$130,000/Acre	\$339,300	\$339,300

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1966
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1244
Total Area (ft²)	1613
Constuction	CONC BLOCK
Replacement Cost	\$161,202
Assessed	\$94,706

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
UTILITY FINISHED	72
CARPORT FINISHED	273
OPEN PORCH FINISHED	24

Permits				
Permit #	Description	Value	CO Date	Permit Date
02305	MECHANICAL & CONDENSOR	\$4,100		3/26/2010
01954	REROOF	\$5,000		3/12/2009
03055	MISC PLUMBING	\$0		4/1/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1985	1	\$35,000	\$21,000

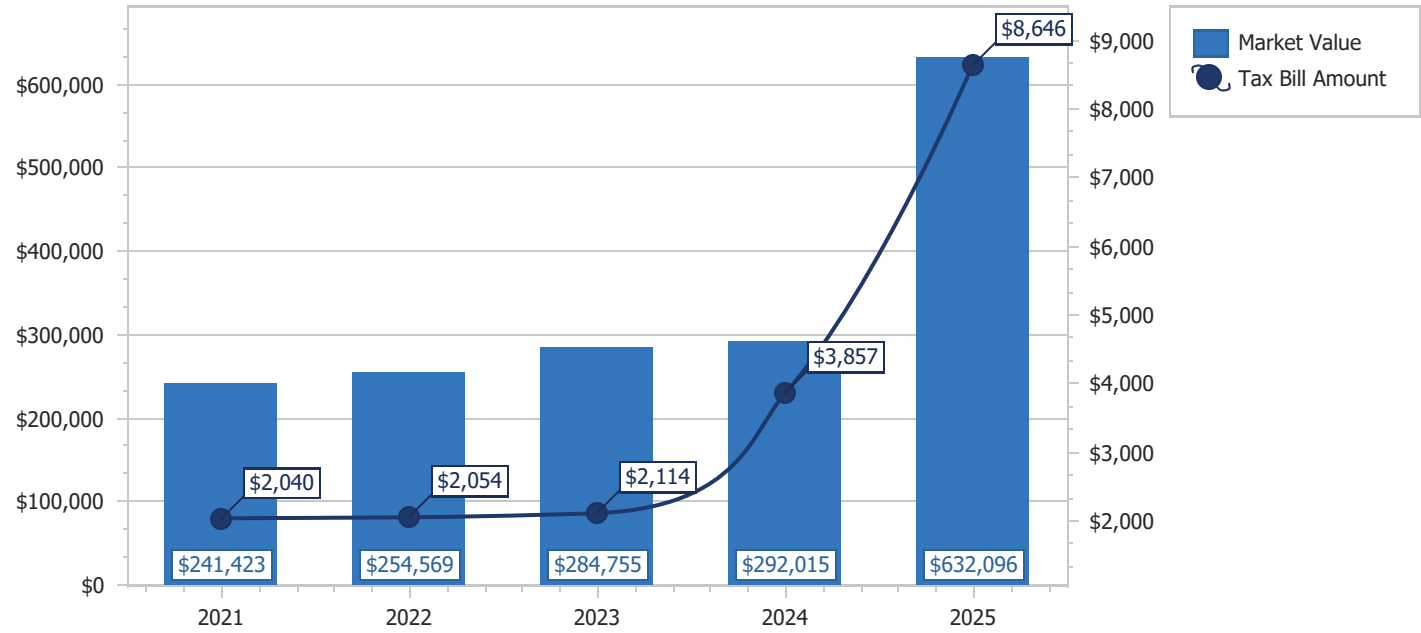
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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

Detail by Entity Name

Florida Not For Profit Corporation

ST. LUKE'S EVANGELICAL LUTHERAN CHURCH, INC., OF SLAVIA, FLORIDA

Filing Information

Document Number	711832
FEI/EIN Number	59-1153406
Date Filed	11/23/1966
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/10/2014

Principal Address

2021 W. STATE ROAD 426
OVIEDO, FL 32765

Changed: 02/17/2011

Mailing Address

2021 W. STATE ROAD 426
OVIEDO, FL 32765

Changed: 02/17/2011

Registered Agent Name & Address

Prusak, Lisa
2021 W ST RD 426
OVIEDO, FL 32765

Name Changed: 05/20/2020

Address Changed: 04/28/2008

Officer/Director Detail

Name & Address

Title Director

TAYLOR, DOUG
2021 W ST RD 426
OVIEDO, FL 32765

Title President

BRUMBACK, PAULA
2021 W. STATE ROAD 426
OVIEDO, FL 32765

Title Director

SCHULTZ, JEFF
2021 W SR 426
OVIEDO, FL 32765

Title Director

ZABEL, JENNIFER
2021 W SR 426
OVIEDO, FL 32765

Title Treasurer

DOYLE II, WILLIAM OWENS BRYANT
2021 W SR 426
OVIEDO, FL 32765

Title VP

MCALLAN, GEORGE
2021 W SR 426
OVIEDO, FL 32765

Title Secretary

Clapsaddle, Karen
2021 W SR 426
Oviedo, FL 32765

Title Director

STASIK, MARC
2021 W SR 426
Oviedo, FL 32765

Title Director

Cotton, Tom
2021 W. STATE ROAD 426
OVIEDO, FL 32765

Annual Reports

Report Year	Filed Date
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2024 04/19/2024
 2025 04/07/2025
 2026 04/23/2026

Document Images

04/23/2026 -- ANNUAL REPORT	View image in PDF format
04/07/2025 -- ANNUAL REPORT	View image in PDF format
04/19/2024 -- ANNUAL REPORT	View image in PDF format
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04/20/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
05/20/2020 -- ANNUAL REPORT	View image in PDF format
02/28/2019 -- ANNUAL REPORT	View image in PDF format
03/15/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
03/17/2015 -- ANNUAL REPORT	View image in PDF format
11/10/2014 -- REINSTATEMENT	View image in PDF format
02/12/2013 -- ANNUAL REPORT	View image in PDF format
01/13/2012 -- ANNUAL REPORT	View image in PDF format
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02/07/1996 -- ANNUAL REPORT	View image in PDF format
02/14/1995 -- ANNUAL REPORT	View image in PDF format

*

5/22/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:24:47
PROJ # 26-06000020 RECEIPT # 0138710

OWNER:

JOB ADDRESS:

LOT #:

SITE PLAN	3101.75	3101.75	.00
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TOTAL FEES DUE.....: 3101.75

AMOUNT RECEIVED.....: 3101.75

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRKS01	BALANCE DUE.....:	.00
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CHECK NUMBER.....: 000000058343

CASH/CHECK AMOUNTS...: 3101.75

COLLECTED FROM: ST LUKES EVANGELICAL LUTH

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE