



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

PROJ. #: 25-80000119

RECEIVED AND PAID 10/31/2025
PM TIFFANY

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: St. Alban's Church, Inc.

PARCEL ID #(S): 31-21-31-300-020A-0000

TOTAL ACREAGE: 8.38

BCC DISTRICT: 1: DALLARI

ZONING: A-1

FUTURE LAND USE: OFF

APPLICANT

NAME: Peter A. Joslyn

COMPANY: St. Alban's Church, Inc.

ADDRESS: 3348 W SR 426

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 407-657-2376

EMAIL: frpeter@stalbansfl.com

CONSULTANT

NAME: Amy Clark

COMPANY: Ecclesial Schools Initiative, Inc.

ADDRESS: 3348 W SR 426

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 407-920-4365

EMAIL: aclark@esischools.org

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☐ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: Add three additional portables to the same area where six portables are currently located, see original site plans for location of the current portables.

STAFF USE ONLY

COMMENTS DUE: 11/07

COM DOC DUE: 11/13

DRC MEETING: 11/19/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: OFF

LOCATION:

on the northeast corner of SR 426
and Mystic Lake Dr

W/S:

BCC: 1: DALLARI



ANGLICAN PROVINCE
OF AMERICA

St. Alban's Anglican Cathedral

The Most Rev. Chandler Holder Jones, SSC, Presiding and Diocesan Bishop
The Most Rev. Walter H. Grundorf, D.D., Bishop in Residence and Rector Emeritus
The Very Reverend Peter A. Joslyn, Dean
3348 West State Road 426, Oviedo, Florida 32765
407.657.2376 • office@staibansfl.com

October 21, 2025

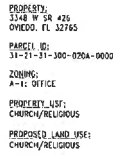
To the Office of Planning & Development, Seminole County, FL:

We are seeking the county's approval to make improvements to our church property in order to facilitate private, K-12 education. At present, we lease our property to a small, private school and desire them to expand their operations, serving students in grades 7-12. In the near term (1-3 years), this would require the addition of three portable classrooms in the same area where there are now six. The expansion would allow the school to service an additional 120 students, for a total student population of approximately 250.

Kindest regards,

A handwritten signature in black ink, appearing to read "Peter Joslyn".

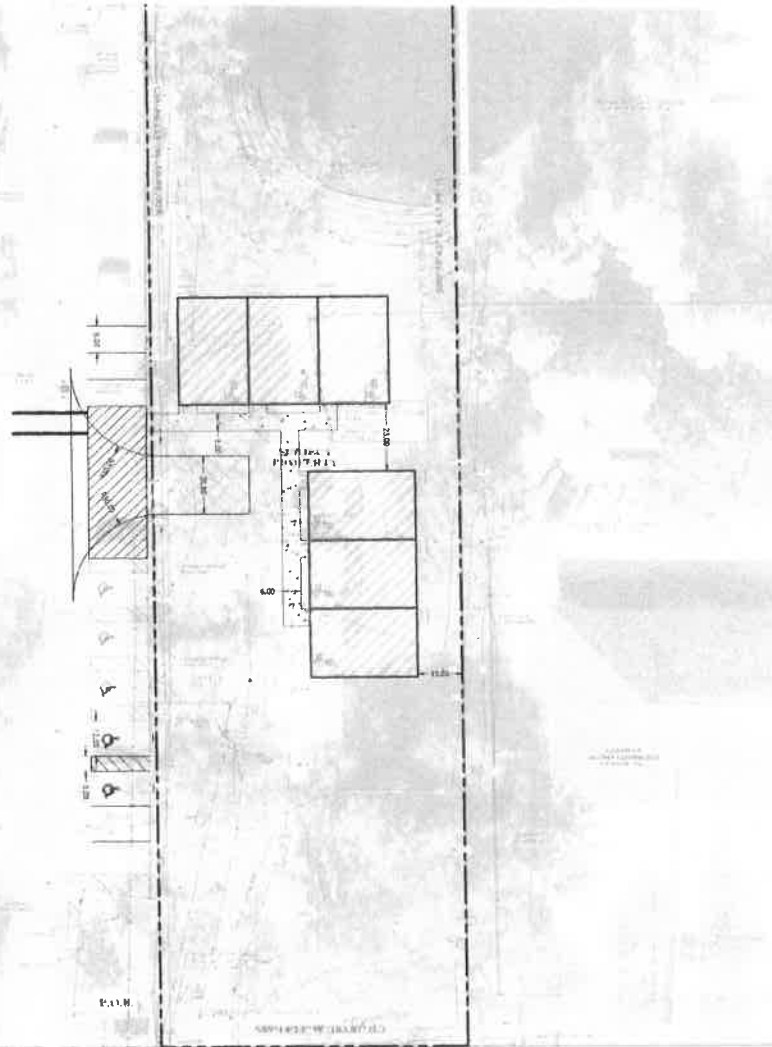
The Very Rev. Peter A. Joslyn
Cathedral Dean



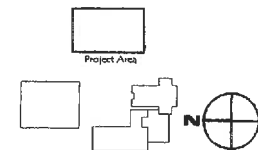
CONCRETE SIDEWALK (SEE DETAIL ON SHEET C400)

PROPOSED CONCRETEABLE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

STABILIZED FIRE ACCESS ROAD (SEE DETAIL ON SHEET C400)



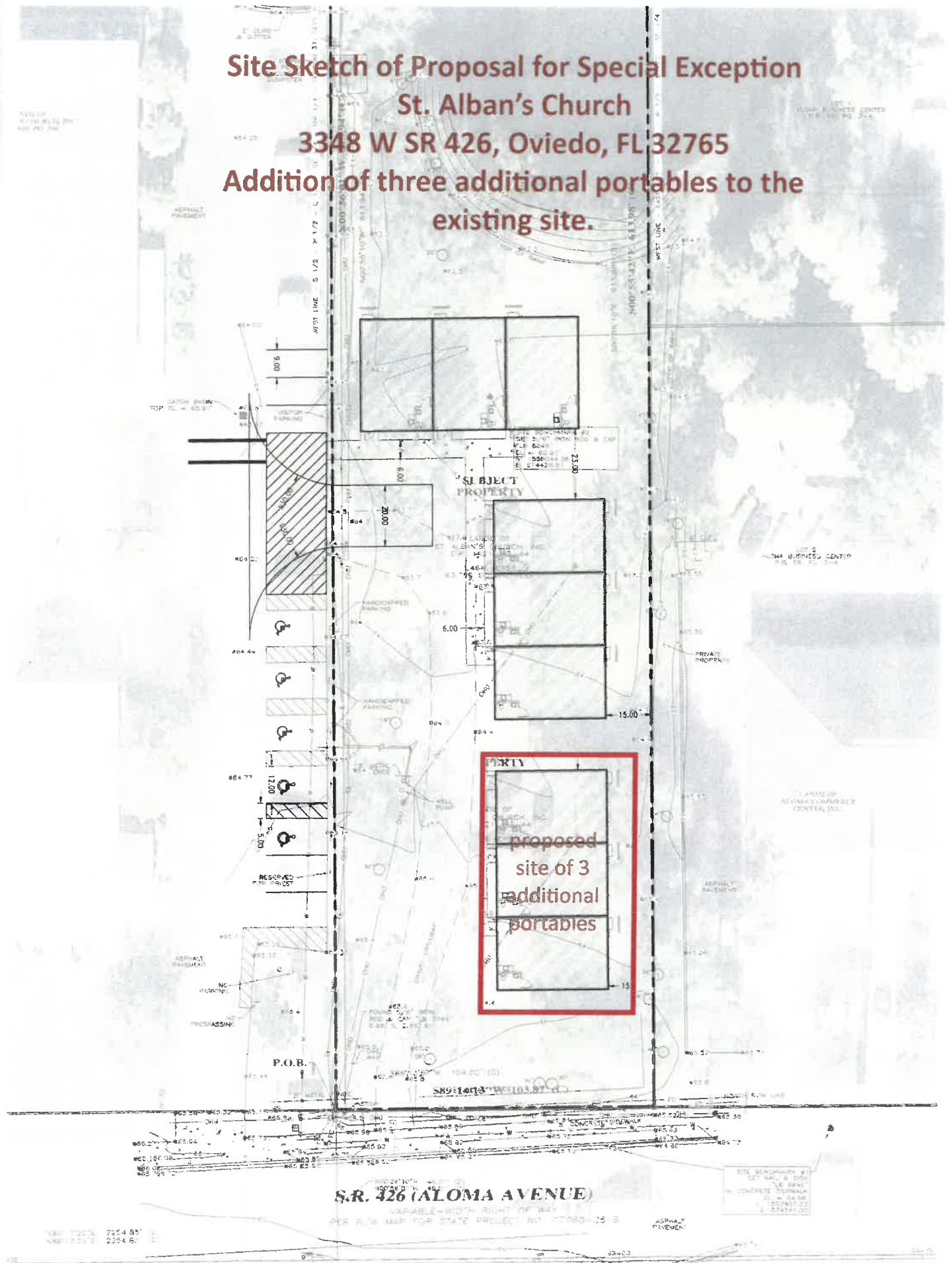
S.R. 426 (ALOMA AVENUE)



**Site Sketch of Proposal for Special Exception
St. Alban's Church**

3348 W SR 426, Oviedo, FL 32765

**Addition of three additional portables to the
existing site.**



Property Record Card



Parcel: 31-21-31-300-020A-0000
Property Address: 3348 W SR 426 OVIEDO, FL 32765
Owners: ST ALBANS CHURCH INC
 2026 Market Value \$1,170,896 Assessed Value \$788,891 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$16,179.29
 Churches property w/1st Building size of 1,016 SF and a lot size of 9.64 Acres

Parcel Location



Site View



Parcel Information

Parcel	31-21-31-300-020A-0000
Property Address	3348 W SR 426 OVIEDO, FL 32765
Mailing Address	3348 W STATE ROAD 426 OVIEDO, FL 32765-8531
Subdivision	
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$652,331	\$670,793
Depreciated Other Features	\$19,724	\$13,149
Land Value (Market)	\$498,841	\$498,841
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,170,896	\$1,182,783
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$382,005	\$465,609
P&G Adjustment	\$0	\$0
Assessed Value	\$788,891	\$717,174

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,179.29
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$16,179.29

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST ALBANS CHURCH INC

Legal Description

SEC 31 TWP 21S RGE 31E
BEG 2057.61 FT E & 49.05 FT N OF W
1/4 COR RUN N 250 FT E 20 FT N
664.82 FT N 88 DEG 49 MIN 00 SEC E
173.34 FT N 329.81 FT E 150 FT S 354.81 FT E
343.34 FT S 280.54 FT W 384.91 FT S 613.98 FT
TO A PT E OF BEG W TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$788,891	\$788,891	\$0
Schools	\$1,170,896	\$1,170,896	\$0
FIRE	\$788,891	\$788,891	\$0
ROAD DISTRICT	\$788,891	\$788,891	\$0
SJWM(Saint Johns Water Management)	\$788,891	\$788,891	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/1/2005	\$100	05609/0346	Improved	No
WARRANTY DEED	5/1/2002	\$150,000	04421/0064	Improved	No
CORRECTIVE DEED	2/1/2002	\$100	04336/0535	Improved	No
WARRANTY DEED	8/1/1998	\$240,000	03492/0841	Improved	No

Land

Units	Rate	Assessed	Market
7.77 Acres	\$64,200/Acre	\$498,834	\$498,834
0.61 Acres	\$10.70/Acre	\$7	\$7

Permits				
Permit #	Description	Value	CO Date	Permit Date
13981	3348 W SR 426 : MISC BUILDING - COMMERCIAL-Footer for Columbarium	\$17,300		9/30/2025
06352	3348 W SR 426 : REROOF COMMERCIAL-Re Roof	\$78,000		5/2/2024
11944	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-temporary portables - CR04 CO	\$83,334		8/22/2023
11942	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-temporary portables - CR03 CO	\$83,334		8/14/2023
07929	3348 W SR 426 : FENCE/WALL COMMERCIAL-St Albans fence	\$9,100		6/19/2023
08770	3352 W SR 426 : ELECTRICAL - COMMERCIAL-Concrete portable classrooms	\$12,000		6/8/2023
08450	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-temporary portables CO	\$83,334	10/15/2024	5/8/2023
03177	3348 W SR 426 : WINDOW / DOOR REPLACEMENT-SFR window alteration	\$8,000		3/16/2023
10265	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-Portable #CR02 Foundation Only	\$83,334	9/15/2023	1/19/2023
10261	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-Portable #CR01 Foundation Only	\$6,200	9/15/2023	1/17/2023
10269	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-Portable #CR04 Foundation Only	\$6,200	9/15/2023	1/12/2023
20790	3348 W SR 426 : REROOF COMMERCIAL-	\$5,200		12/18/2020
09175	3352 W SR 426 : ALTERATION COMMERCIAL-	\$1,500	8/21/2020	8/14/2020
04822	3348 W SR 426 : SIGN (POLE,WALL,FACIA)-existing sign	\$2,400		5/8/2019
17242	3348 W SR 426 : REROOF COMMERCIAL-	\$12,600		10/8/2018
08489	2750 WRIGHTS RD: DEMO RESIDENTIAL	\$2,300		9/5/2018
06532	REROOF	\$41,097		6/7/2016
02746	COMMERCIAL REROOF; PAD PER PERMIT 3352 W SR 426	\$46,400		4/9/2010
03309	MESSAGE BOARD SIGN	\$800		4/30/2009
08576	ELECTRICAL SERVICE TO TELEPHONE EQUIPMENT; PAD PER PERMIT 2762 WRIGHTS RD	\$2,000		8/15/2008
11050	PVC FENCE; PAD PER PERMIT 3352 W SR 426	\$1,350		10/4/2007
03908	RANGEHOOD; PAD PER PERMIT 3352 W SR 426	\$0		4/1/2003
01066	MECHANICAL & CONDENSOR; PAD PER PERMIT 3352 W SR 426	\$6,900		2/1/2003
00382	REROOF; PAD PER PERMIT 3352 W SR 426	\$3,000		1/1/2003
11995	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 2750 WRIGHTS RD	\$0		12/1/2002

06861	DEMOLITION	\$0		7/1/2002
04168	INSTALL FIRE SPRINKLERS/MAIN	\$22,602		4/1/2002
08826	ADD ASSEMBLY BLDG TO EXISTING CHURCH; PAD PER PERMIT 3352 W SR 426	\$782,100	5/19/2003	9/1/2001

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1984	12175	\$32,873	\$19,724

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	OFF
Description	Office

School Districts

Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

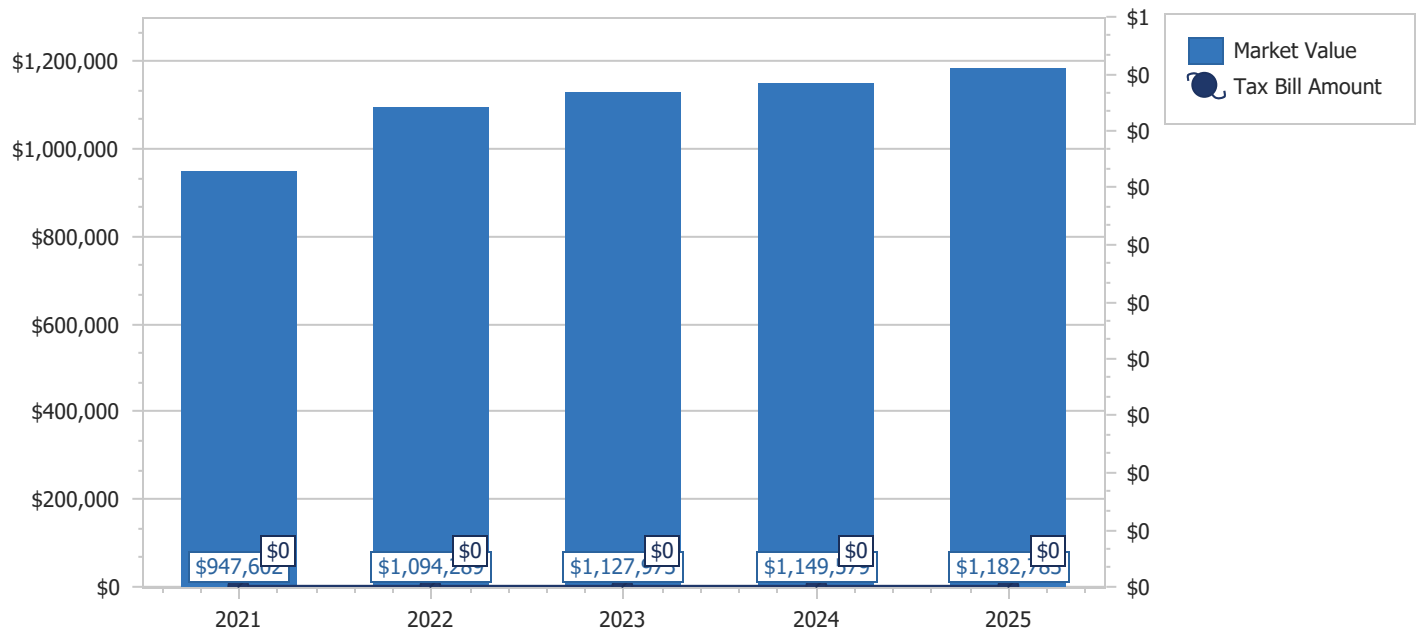
Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities

Fire Station #	Station: 29 Zone: 293
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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10/31/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:03:36
PROJ # 25-80000119 RECEIPT # 0301757
OWNER:
JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
AMOUNT RECEIVED.....:	50.00

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

COLLECTED BY: DRKS01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000005435	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	ST ALBANS CHURCH INC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	