

**SEMINOLE COUNTY GOVERNMENT**  
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

<b>PROJECT NAME:</b>	<b>COMUNIDAD SIERVOS DE CRISTO VIVO - PRE-APPLICATION</b>	<b>PROJ #: 22-80000171</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/12/22	
RELATED NAMES:	EP MARIA COLON	
PROJECT MANAGER:	JOY GILES (407) 665-77399	
PARCEL ID NO.:	08-21-29-525-0000-0040	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO USE RESIDENCE AS A HOUSE OF WORSHIP	
NO OF ACRES	1.16	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	R-1A	
LOCATION	SOUTHEAST OF SAND LAKE ROAD AND OAK HAVEN DRIVE	
FUTURE LAND USE	LDR	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MARIA COLON COMUNIDAD SIERVOS 1125 TUCKER AVE ORLANDO FL 32807 (407) 256-8496 CSCVORLANDO1@GMAIL.COM		

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use designation with R-1A (Single Family Dwelling) zoning. The R-1A zoning classification permits single family residential and their customary accessory uses.
- The use of a church or house of worship in the R-1A zoning classification requires approval of a Special Exception by the Board of County Commissioners.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferinbooklet.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferinbooklet.pdf</a> Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASC">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASC</a> BU	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292 if parking requirement exceeds five spaces.	Informational
4.	Buffers and CPTED	Approved plant species list. All plant material proposed to be installed on a site must be site appropriate and selected for the Approved Plan Species List set forth in Figure 1 of Part 64 of the SCLDC Sec. 30.1236. Use of any other species shall require prior approval by the Planning Manager. The plants listed in Figure 1 have been demonstrated to grow and thrive in the Central Florida Area.	Informational
5.	Buffers and CPTED	A special exception includes a site plan review, which may require a landscape plan. In order for staff to conduct a full buffer analysis, please provide the impervious surface ratio, floor area ratio, and building height.	Informational
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
7.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 7th Edition (2020) Florida Building Code - Existing Building.	Informational
8.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.	Informational
11.	Comprehensive Planning	The Future Land Use (FLU) Low Density Residential (LDR). Special exception uses such as houses of worship are permitted.	Informational

12.	Comprehensive Planning	Special Provisions for Low Density Residential includes pedestrian, bicycle and vehicular linkages between abutting residential areas is encouraged in order to provide convenient access to recreation, schools, libraries, and shopping. Vehicular connections between subdivisions should be designed to serve local residents and discourage through traffic. Pedestrian connections between residential areas, sidewalks abutting the residential areas, and transit stops are encouraged.	Informational
13.	Comprehensive Planning	The application affects land within the Wekiva River Protection Area, Wekiva Study Area, applicant must demonstrate that development will conform to the provisions of the Wekiva River Protection Act and Wekiva Parkway and Protection Act (Part II and Part III, Chapter 369, Florida Statutes).	Informational
14.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Informational
15.	Planning and Development	<ul style="list-style-type: none"> <li>The subject site has a Low Density Residential Future Land Use designation with R-1A (Single Family Dwelling) zoning. The R-1A zoning classification permits single family residential and their customary accessory uses.</li> <li>The use of a church or house of worship in the R-1A zoning classification requires approval of a Special Exception by the Board of County Commissioners.</li> </ul>	Informational

16.	Planning and Development	<p><b>Per Seminole County Land Development Code (SCLDC) Sec. 30.41 Special Exceptions:</b> The Board of County Commissioners may grant special exception uses under the R-1A zoning classification. In granting any of the Special Exception uses, the Board may place additional restrictions and conditions in its sound discretion, deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare of the community.</p> <p>The Board will consider the compatibility of the proposed use with surrounding land uses and development patterns in the area. Before granting a Special Exception, the Board must first determine that the proposed use:</p> <ul style="list-style-type: none"> <li>• Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area.</li> <li>• Does not have an unduly adverse effect on existing traffic patterns, movements and volumes.</li> <li>• Is consistent with the countys Vision 2020 Comprehensive Plan.</li> <li>• Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification.</li> <li>• Will not adversely affect the public interest.</li> </ul>	Informational
17.	Planning and Development	For additional questions about the Special Exception process or possible conditions/restrictions that staff may impose, please contact Kathy Hammel-Principal Planner at 407-665-7389 or khammel@seminolecountyfl.gov	Informational
18.	Planning and Development	Special Exceptions require two public hearings. The Special Exception request is presented to the Planning and Zoning Commission Board for a recommendation, followed by the Board of County Commissioners for approval/denial.	Informational
19.	Planning and Development	<p><b>Prior</b> to scheduling the request for a public hearing, the Applicant must conduct a Community Meeting in compliance with SCLDC Sec. 30.44: Public Notice Procedure for Special Exceptions: Community Meeting Procedures.</p> <p><b>Sec.30.49 Community Meeting Procedure</b> (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. (Please see Community Meeting Procedures attachment.)</p>	Informational
20.	Planning and Development	A concept site plan must be submitted with the special exception application for staff review.	Informational
21.	Planning and Development	Upon approval of a Special Exception by the Board of County Commissioners, the applicant must then submit an Engineered Site Plan for review and approval prior to site development.	Informational

22.	Planning and Development	The use of a church or house of worship will require approval of a Special Exception followed by approval of an Engineered Site Plan that meets all requirements of the Seminole County Land Development Code including but not limited to: parking, access, landscape buffers, and stormwater.	Informational
23.	Planning and Development	Parking requirements for a Church or House of Worship are as follows: 1 space for every 5 seats provided in the auditorium.  Parking stalls must be a minimum of 10-feet X 20-feet in size.  Must meet ADA requirements.	Informational
24.	Public Safety - Fire Marshal	This project would require a change of use and the building to meet the requirements of the Florida Fire Prevention Code, 7th ED, 2020. (Or applicable code at time of building permit application)	Informational
25.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational
26.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED) Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons	Informational
27.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing.	Informational
28.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
29.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Informational
30.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "A" class soils.	Informational
31.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Informational
32.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Informational

33.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Sand Lake Road which does not seem to have a viable drainage system in this section of the road.	Informational
34.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
35.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Informational
36.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Informational
37.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational
38.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. Access to the property may be required to be limited to a right in and right out only. This would have to be evaluated at final engineering review.	Informational
39.	Public Works - Engineering	The site would have to provide parking for the site in accordance with the land development code. Generally, all parking has to be paved. The access aisles will have to be paved.	Informational

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Reviewer Comments
Public Works - Engineering	Jim Potter	<a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>	
Natural Resources	Sarah Harttung	<a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>	
Buffers and CPTED	Maya Athanas	<a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>	(407) 665-7388
Public Safety - Fire Marshal	Diane Gordon	<a href="mailto:dgordon@seminolecountyfl.gov">dgordon@seminolecountyfl.gov</a>	407.665.2681
Environmental Services			No review required
Impact Analysis Coordination	William Wharton	<a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>	
Planning and Development	Joy Giles	<a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>	
Comprehensive Planning	Tyler Reed	<a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>	
Building Division	Tony Coleman	<a href="mailto:acoleman@seminolecountyfl.gov">acoleman@seminolecountyfl.gov</a>	Please see informational checklist items. Tony Coleman, 407-665-7581

## INFORMATION

### **Seminole County Land Development Code:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

### **Seminole County Comprehensive Plan:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

### **Development Services:**

<http://www.seminolecountyfl.gov/departments-services/development-services/>

### **Wekiva Consistency form:**

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

### **Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

### **Seminole County Wetland Information:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

### **Cities:**

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### **Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### **Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>