

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, **10/20/2023**, in order to place you on the Wednesday, **10/25/2023** meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

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

PROJECT NAME:	LIFEPOINT CHRISTIAN CHURCH - PRE-APPLICATION	PROJ #: 23-80000140
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/03/23	
RELATED NAMES:	EP RYAN HOFFMAN	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	25-20-29-300-0170-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO RENOVATE AND EXPAND AN EXISTING CHURCH ON 2.53 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF MYRTLE LAKE HILLS RD, NORTH OF E.E. WILLIAMSON RD	
NO OF ACRES	2.53	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF MYRTLE LAKE HILLS RD, NORTH OF E.E. WILLIAMSON RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:		CONSULTANT:
RYAN HOFFMAN HOFFMAN & ADAMS CONSTRUCTION 13509 GREENTREE DR TAMPA FL 33613 (423) 963-8220 RYAN@HACONSTRUCTIONS.COM		RYAN HOFFMAN HOFFMAN & ADAMS CONSTRUCTION 13509 GREENTREE DR TAMPA FL 33613 (423) 963-8220 RYAN@HACONSTRUCTIONS.COM

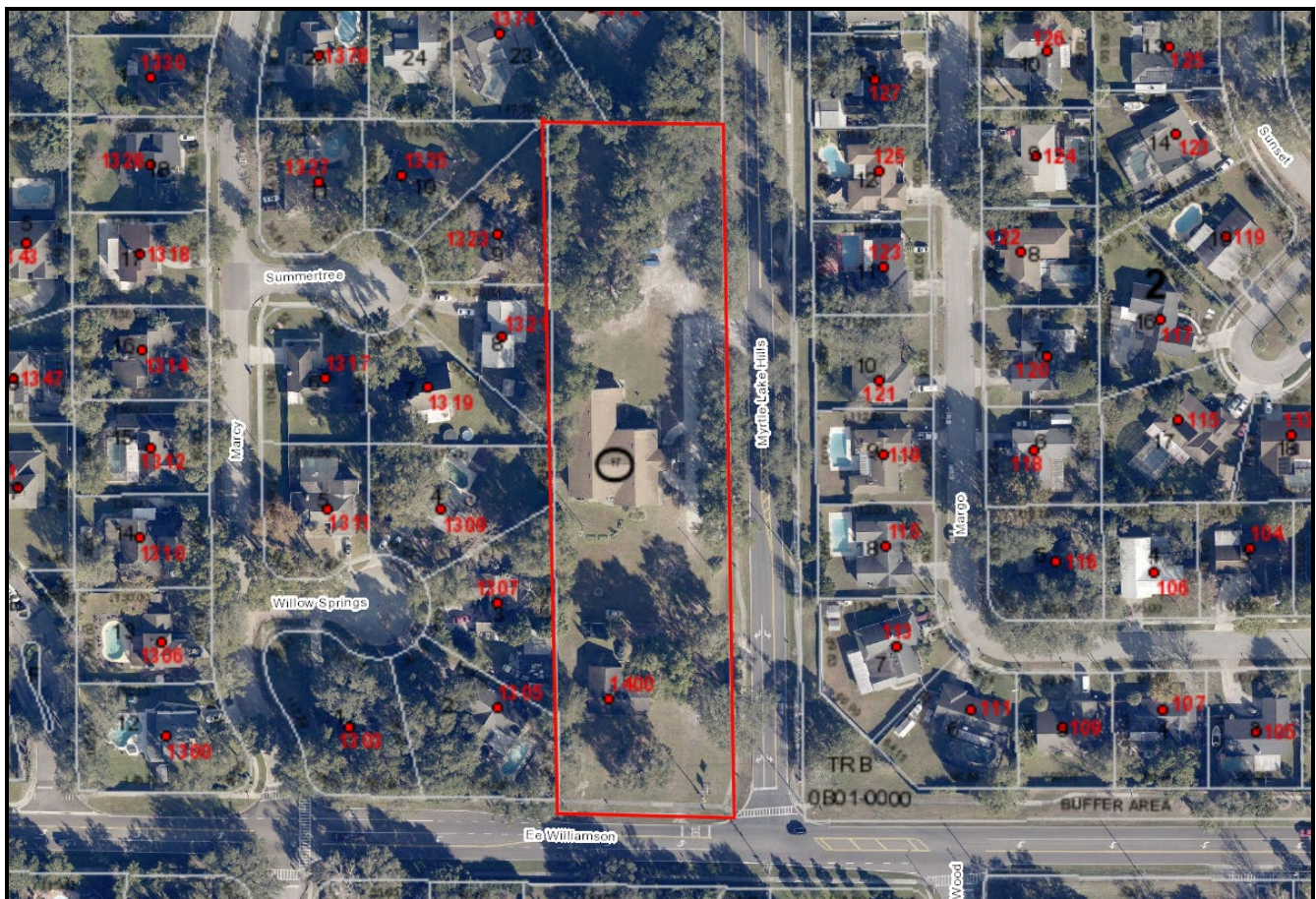
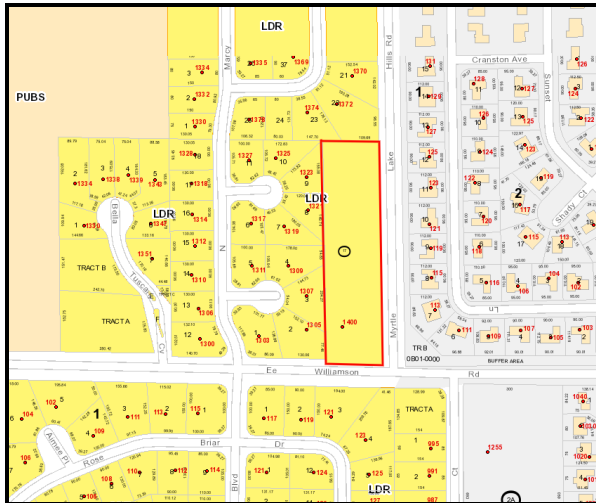
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml>
- The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning. A church is a permitted use under the A-1 (Agriculture) zoning classification.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

No.	TYPE	COMMENT
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
3.	Buffers and CPTED	Residential zoning to the east will trigger a parking buffer requirement under SCLDC Sec. 30.1287. This is additional to the standard buffer requirements.
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.
5.	Buffers and CPTED	A full buffer review will be done at time of site plan review. For a complete buffer review please provide the following information with the site plan application: 1. Net buildable Area. 2. Floor Area Ratio. 3. Impervious Surface Ratio. 4. Building Height in feet. This is used to calculate the land use intensity of the site.
6.	Buffers and CPTED	A landscape plan must be submitted with the site plan. For each buffer, provide a calculation that indicates: (a) length of buffer; (b) required number of plant units per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs).
7.	Buffers and CPTED	Existing trees may be used for buffer purposes.
8.	Buffers and CPTED	Where overhead utilities are present, plant unit type C must be used.
9.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.
10.	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.
11.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.

12.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.
13.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.
14.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
15.	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.
16.	Comprehensive Planning	The subject property is in the Wekiva Study Area and the proposal should comply with the Objective FLU 13. Under these provisions, the maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses.
17.	Comprehensive Planning	The future land use (FLU) is Low Density Residential (LDR) which allows for houses of worship per FLU-127 of the Seminole County Comprehensive Plan.
18.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service this development.
19.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)
20.	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)
21.	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)
22.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
23.	Planning and Development	The proposed use is permitted in current Zoning District designation.

24.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml
25.	Planning and Development	The subject property is adjacent to a city. Seminole County will provide an intergovernmental notice to the adjacent city.
26.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)
27.	Planning and Development	A minimum of 25% open space is required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources
28.	Planning and Development	Parking requirements for churches, temples, and places of worship are 1 space per 5 seats in the main auditorium. The minimum parking stall size is 10 feet X 20 feet.
29.	Planning and Development	The applicant will be required to submit a Site Plan that meets all the requirements of the Seminole County Land Development Code, including but not limited to; minimum parking requirements; building setbacks, landscape buffers, and open space.
30.	Planning and Development	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. (Sec. 40.83)
31.	Planning and Development	Open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature.
32.	Planning and Development	The building setback for the south and east perimeter is 50 feet, and 10 feet for the north and west perimeter. The maximum building height is 35 feet.
33.	Planning and Development	The proposed additions are permitted under the A-1 zoning classification as long as the expansion is directly related to the Church use.
34.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.

35.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.022 and will have specific fire and life safety requirements as defined in FAC 69A.
36.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.
37.	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 18.2.3.5.1.1
38.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
39.	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.
40.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.
41.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east towards Myrtle Lake Hills Rd.
42.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Any new proposed impervious area will need to be addressed. All impervious area will need to be properly managed for water quality and attenuation in a stormwater management system.
43.	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 www.sjrwmd.com .

44.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	STATUS	REVIEWER	CONTACT
Comprehensive Planning	Review Complete	Tyler Reed	treed@seminolecountyfl.gov (407) 665-7398
Impact Analysis Coordination	No Review Required	William Wharton	wwharton@seminolecountyfl.gov (407) 665-5730
Public Works - Engineering	Review Complete	Jose Gomez	jgomez@seminolecountyfl.gov (407) 665-7383
Buffers and CPTED	Review Complete	Maya Athanas	mathanas@seminolecountyfl.gov (407) 665-7388
Planning and Development	Review Complete	Maya Athanas	mathanas@seminolecountyfl.gov (407) 665-7388
Environmental Services	No Review Required	James Van Alstine	jvanalstine@seminolecountyfl.gov (407) 665-2014
Natural Resources	Review Complete	Sarah Harttung	sharttung@seminolecountyfl.gov (407) 665-7391
Public Safety - Fire Marshal	Review Complete	Matthew Maywald	mmaywald@seminolecountyfl.gov (407) 665-5177
Building Division	Review Complete	Tony Coleman	acoleman@seminolecountyfl.gov (407) 665-7581

RESOURCE 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.shtml>

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.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org