

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

Comment Document – Initial Submittal

PROJECT NAME:	SAN PEDRO EMMAUS - PD FINAL DEVELOPMENT PLAN	PROJ #: 25-20500004
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	3/28/25	
RELATED NAMES:	Z2025-06	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	27-21-30-300-0010-0000	
PROJECT DESCRIPTION	PROPOSED PD FINAL DEVELOPMENT PLAN FOR A SPIRITUAL DEVELOPMENT CENTER ON 94.75 ACRES LOCATED ON THE WEST SIDE OF DIKE RD AND QUEENS OF ANGELS DR	
NO OF ACRES	94.75	
BCC DISTRICT	1: DALLARI	
LOCATION	ON THE WEST SIDE OF DIKE RD AND QUEENS OF ANGELS DR	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BERTIN KARPINSKI OVATION CONSTRUCTION INC 361 S CENTRAL AVE OVIEDO FL 32765 (407) 722-4161 BERT@OVATIONINC.NET	TYLER FITZGERALD CPH CONSULTING LLC 500 W FULTON ST SANFORD FL 32771 (407) 322-6841 TFITZGERALD@CPHCORP.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
3.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
4.	Planning and Development	On the FDP under the site data, please only include the parcel number that is included in this FDP, which is the San Pedro Spiritual Center. Based on the research by staff, the cemetery has already been captured back in 2019.	Unresolved
5.	Planning and Development	On the FDP under the site data, please revise the site area to include the entire San Pedro Spiritual Center that includes the existing Spiritual Center, Spiritual Center Expansion, and the Preserve. The cemetery can be removed from the FDP since the DCA was previously approved in 2019.	Unresolved
6.	Planning and Development	On the FDP under the site data, please revise the "Development Type" to include the Spiritual Center and Spiritual Center Expansion, and the Preserve permitted uses as stated on the 2016 approved Master Development Plan.	Unresolved
7.	Planning and Development	On the FDP under the site data labeled building information: Please revise to state existing and proposed building use for all existing structures within the Spiritual Center, Spiritual Expansion, and Preserve. The 2019 Development Order Addendum No. 5, allows for residential development under the spiritual center expansion which is limited to a single-family residence that does not exceed 4,500 square feet, designated specifically for clergy use, and either one single-family residence and duplex units or a total of 48 dormitory style rooms. If the proposed single-family residence is intended to serve this function, the application should be revised to clearly specify this intended use on the FDP.	Unresolved
8.	Planning and Development	On the FDP, please provide a scale under the vicinity map.	Unresolved

9.	Planning and Development	On the FDP pages, please revise the title of the project to state San Pedro Phase 2 - San Pedro Spiritual Center.	Unresolved
10.	Planning and Development	On the FDP under the site data, please remove proposed Future Land Use and Zoning.	Unresolved
11.	Planning and Development	On the FDP under the site data, please add the proposed open space calculation that is being provided on site.	Unresolved
12.	Planning and Development	On the FDP under the proposed pervious/impervious calculations, please revise the numbers to be based on the total acres of the San Pedro Spiritual Center.	Unresolved
13.	Planning and Development	On the FDP under the site data table, please revise the net buildable calculation to be based on the total site area based on the approved MDP.	Unresolved
14.	Planning and Development	On the FDP, please revise the land use table to state the ownership and maintenance of the road, building, open space, driveway/parking, and sidewalk.	Unresolved
15.	Planning and Development	The FDP states that the property owner is responsible for maintaining the improvements. Can you clarify whether this refers to individual unit owners, or if a property management entity is responsible for the maintenance on behalf of all owners? Please revise the language to clearly specify who holds ownership and maintenance responsibilities for the improvements.	Unresolved
16.	Planning and Development	On the FDP, please show clear boundary lines and dimensions of the overall San Pedro Spiritual Center and the Preserve.	Unresolved
17.	Planning and Development	On the FDP, please place a note state that the mail kiosk and/or mailboxes shall not be located in a drainage easement, utility easement or required landscape buffer.	Unresolved
18.	Planning and Development	On the FDP, please provide a note stating who the water and sewer provider are and that it will meet the requirements of city, county or private utility provider.	Unresolved
19.	Planning and Development	On the FDP, please show any existing or proposed utility/drainage easements.	Unresolved
20.	Planning and Development	On the FDP, please place a note that states a property owner's association will be created to manage all common areas and facilities.	Unresolved
21.	Planning and Development	On the FDP, please place a note that, "All signage will comply with the Land Development Code of Seminole County".	Unresolved
22.	Planning and Development	Please provide a seperate legal description in the pdf document.	Unresolved
23.	Planning and	On the FDP, please delineate the existing structures	Unresolved

	Development	and proposed duplex units on both the Spiritual Center and Spiritual Center Expansion sites, as well as any existing improvements within the Preserve.	
24.	Planning and Development	The previously approved MDP identifies exterior building setbacks of twenty-five (25) feet for commercial, office, and ALF uses. On the FDP, under the site data section, please revise the building setbacks to specify exterior building setbacks applicable to the Spiritual Center and specify the exterior setbacks for both existing and proposed duplex units.	Unresolved
25.	Planning and Development	Please refer to Section 30.8.5.5(4) for the specific information requirements that must be included in the Final Development Plan.	Info Only
26.	Planning and Development	On the FDP under the site data, please include the Spiritual Center, the Spiritual Center Expansion and the Preserve's permitted uses.	Unresolved
27.	Planning and Development	Additional comments may be forthcoming after resubmittal.	Info Only
28.	Public Safety - Addressing	On Sheets C2.0 & C2.1 please add the parcel numbers 27-21-30-300-0010-0000 & 34-21-30-300-0060-0000 on their respective property. Michael Houseman, Houseman Architectural has been notified of this comment 4.11.2025.	Unresolved
29.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
30.	Public Safety - Addressing	(POSTING) Residential address numbers are to be a minimum of four (4) inches in height and 1/2" inch in width. SCLDC SEC 90.5(7)	Info Only
31.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
32.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
33.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1. during site plan review: Please	Info Only

		provide a hydrant flow test in accordance with NFPA 291. This test shall be within the last 12 months.	
34.	Public Safety - Fire Marshal	Future building shall require: Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
35.	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	Info Only
36.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft this shall be provided during site plan review.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Environmental Services	Review Complete Recommend Approval	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Water Quality	No Review Required	Shannon Wetzel 407-665-2455 swetzel@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 Mathanas@seminolecountyfl.gov
Buffers and CPTED	No review required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
5/1/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Amy, Bill, Becky
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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