



Since 1973

Re: Special Exemption Request Community Meeting Minutes

The Rock Church

6641 W SR 46

Sanford, FL 32771

Meeting summary - The meeting was held as scheduled on December 29th at the McKee office located 717 Monroe Rd. Sanford, FL 32771 at 6:00pm and ended at 7:00pm.

Attendance record/Responses via email/Response via telecommunication - as attached

A full set of County submitted Civil and Building drawings were provided and made available for the meeting. Of the 137 distributed notices, (6) households attended, (2) reached out via email to us, and (1) called in via phone call. McKee Construction also received an email the following day after the meeting from one of the attendees as a follow up from their household expanding their notes to us. Discussion and points of concern from the community were as follows:

1. Some in attendance voiced concerns of the potential for noise increasing. SR 429 has increased the noise pollution to their community, and this project will further add to that level. McKee Construction could not speak on behalf of the noise levels provided by SR 429. However, the function and use of The Rock Church facility would not change. The noise levels should remain fairly consistent. Though as proposed as only a single-story building, there may be some noise reduction from the 429. Additional landscape buffering has been submitted since the meeting to SR 46 and the property line adjacent to the residents and submitted to the County to aid in alleviating this concern.
2. A resident asked to confirm the proposed expansion of the building square footage. McKee confirmed with the submitted set of drawings, that 13,388 square feet was the building and with the porta cache being included, was a total of 14,519 square feet.
3. Concerns of light pollution shedding onto adjacent housing from the required parking lot site lighting which is proposed for the new parking area of the Rock Church. McKee expressed that with the required parking lot lighting comes code requirements in which the lighting photometrics provided would not exceed the requirements and that the direction, shields, and placement did not appear to negatively impact on the adjacent properties. Additional landscape buffering has been submitted since the meeting to the property line adjacent to the residents and submitted to the County to aid in alleviating this concern.
4. A resident asked what the process was hereafter this meeting. McKee explained the County's process for approval.
5. Several concerns were made regarding any disturbances to the conservation area located within the boundaries of the Rock Church. McKee Construction understood the concern and explained that doubling the size did not mean that the traffic would double.



Since 1973

Also, the traffic would be limited to pick-up and drop-off on weekdays and during pre-service and post service commute for their one service. In addition, a traffic study has been ordered to further evaluate any impacts the expansion may have.

6. It was asked that while construction was underway, would traffic be controlled from the main route of import/export and not be directed through the neighborhood. McKee confirmed that for import/export trucking and for the delivery of concrete and steel components would be given a route that did not direct traffic through the Sylvan Lake subdivision.
7. A concern was brought up of the visual of the new expansion roof top from the adjacent homeowner's back yard. McKee stated they would discuss this landscaping could be provided and McKee would discuss this with The Rock Church. Additional landscape buffering has been added and submitted to the County to aid in this area.
8. Concerns were voiced of the added traffic on SR 46 and the 429 due to the increased size of The Rock Church. McKee agreed that there would be an increase in traffic and this was due to the increase of attendance. The attendance increase warranted the need for the expansion.
9. Suggestions of additional barriers between the residents and the Rock Church were discussed. Additional landscaping was suggested by some residents for sound and for a visual obstruction of the proposed building. McKee would discuss this with The Rock Church. Additional landscape buffering has been submitted since the meeting to SR 46 and the property line adjacent to the residents and submitted to the County to aid in alleviating this concern.
10. A question arose to the existing entrances and exits/curb-cuts of the church being widened or moved were asked and answered. No Change to the entrance and exit is proposed.
11. Proximity of the proposed building expansion to the adjacent properties was also brought up by a resident. McKee pointed out that the parameters of setbacks for the expansion were followed for the property.

This ends the points of interest and concerns which were discussed in this meeting.

A handwritten signature in blue ink, appearing to read "Maverick D. Von Herbulis", written over a horizontal line.

Maverick D. Von Herbulis

McKee Construction Co.

President

Date: 12-31-25

December 9, 2025

Dear Property Owner,

RE: Special Exception Request

McKee Construction Co. would like to invite you to a community meeting to discuss the Special Exception Request for The Rock of Central Florida located at 6641 W SR 46 in Sanford, Florida 32771. The Special Exception is a request to allow for the expansion of the existing facility and allow for an increase in the attendance of the daycare and school. This meeting is meant to provide the community with a venue to discuss the proposal and voice any concerns. A copy of the plan submitted to the city will be available for review at the neighborhood meeting. If you are unavailable to attend and have any questions or comments, please email Matt Shelton at matt@mckeegc.com with any correspondence.

The meeting will be held at the following location and time:

McKee Construction Co.

717 Monroe Road

Sanford, Florida 32771

DATE: Monday, December 29th

TIME: 6:00 pm - 8:00 pm 407.322.1150



WAGNER, CHRISTOPHER & AMY
6999 SYLVAN WOODS DR
SANFORD, FL 32771-3966

SKOREPA, MARY ENH LIFE EST
6849 SYLVAN WOODS DR
SANFORD, FL 32771-6434

VANDENDRIESSCHE, DORIS A & DENNIS R
6974 SYLVAN WOODS DR
SANFORD, FL 32771-6439

ZECCA-BELL, ADRIENNE L ENH LIFE EST & BELL, ROSS L
ENH LIFE EST
6963 SYLVAN WOODS DR
SANFORD, FL 32771-6435

RUTH E DELAPORTE FAMILY TRUST & WILLIAM B
DELAPORTE FAMILY TRUST
6855 SYLVAN WOODS DR
SANFORD, FL 32771-6434

KEPLEY, KENNETH E & SUZANNE L
659 SHORT OAR CT
SANFORD, FL 32771-6423

DOT/STATE OF FL
719 S WOODLAND BLVD
DELAND, FL 32720-6834

BEAUCHEMIN, DANIEL R & ERICA D
6013 FEATHER LN
SANFORD, FL 32771-9213

OVERALL, HUGH E & SHERRY M
6914 SYLVAN WOODS DR
SANFORD, FL 32771-6437

WENDORF, ERICA
636 SYLVAN RESERVE CV
SANFORD, FL 32771-6424

KEWLEY, JOHN D & CHERYL A
6890 OAK GLEN CT
SANFORD, FL 32771-6422

PATEL, SNEHAL C
11102 BRIDGE HOUSE RD
WINDERMERE, FL 34786-5404

FINNEGAN, IVOR C
670 GLADE VIEW DR
SANFORD, FL 32771-6425

MCGAVIN OAKS WEST LLC & MCTIC MOTHERLODE LLC &
TWELVE OAKS RV RESORT LLC
1703 N THORNTON RD
CASA GRANDE, AZ 85122-7805

SEMINOLE B C C 1101 E 1ST ST SANFORD, FL 32771-1468	ELLIS, ROBERT & SUZANNE 6885 SYLVAN WOODS DR SANFORD, FL 32771-6434
MCGAVIN OAKS WEST LLC & MCTIC MOTHERLODE LLC & TWELVE OAKS RV RESORT LLC 1703 N THORNTON RD CASA GRANDE, AZ 85122-7805	VAUGHAN, ROBERT A 682 GLADE VIEW DR SANFORD, FL 32771-6425
SIMCOX, LYNDA 6944 SYLVAN WOODS DR SANFORD, FL 32771-6438	ROGERS, TODD W 6968 SYLVAN WOODS DR SANFORD, FL 32771-6439
WINGENBACH, ROBERT A & LORNA J 664 GLADE VIEW DR SANFORD, FL 32771-6425	ALI, IMRAN N & KANJI, AAMENA S 6888 HIDDEN GLADE PL SANFORD, FL 32771-6429
BUCHANAN, PATRICK R & KRISTIN L 647 SHORT OAR CT SANFORD, FL 32771-6423	BISSELL, JUDITH & CRAIG 6001 FEATHER LN SANFORD, FL 32771-9213
DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834	KOOS, LARRY M & TRACEY L S 6896 OAK GLEN CT SANFORD, FL 32771-6422
HALL, JOHN F ENH LIFE EST & TIVNAN, JUDITH E ENH LIFE EST 676 GLADE VIEW DR SANFORD, FL 32771-6425	MICHAEL, CARL D ENH LIFE EST & MICHAEL, MARJORIE J ENH LIFE EST 6788 SYLVAN WOODS DR SANFORD, FL 32771-6447

BEAUCHEMIN, DANIEL R & ERICA D 6013 FEATHER LN SANFORD, FL 32771-9213	NGO, CUONG & THAO 660 SHORT OAR CT SANFORD, FL 32771-6423
GLADES ON SYLVAN LAKE HOME- OWNERS ASSN INC 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024	DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834
6839 HIDDEN GLADE PLACE LAND TRUST & DJT11SERVICES LLC TR 6839 HIDDEN GLADE PL SANFORD, FL 32771-2410	GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024
PEREZ, ASHLEY R 6800 W STATE ROAD 46 SANFORD, FL 32771-9263	MC BRIDE, SEAN J & LUCY C 6956 SYLVAN WOODS DR SANFORD, FL 32771-6439
DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834	GONZALEZ, CIRO A 6899 HIDDEN GLADE PL SANFORD, FL 32771-6428
KATHLEEN M LITZNER TRUST 668 MONTREAL LN SANFORD, FL 32771-6430	WELLS, MARK K & MINDI 5977 FEATHER LN SANFORD, FL 32771-9213
COX, GERALD A 117 RONNIE DR ALTAMONTE SPG, FL 32714-3221	ANNA M GROHE TRUST 4545 OPAL CLIFF DR SANTA CRUZ, CA 95062-5225

TORREY, KARLA & MICHAEL
6915 SYLVAN WOODS DR
SANFORD, FL 32771-6435

IBBOTSON, CHAD J & JOY H
6945 SYLVAN WOODS DR
SANFORD, FL 32771-6435

NGUYEN, LOC K & LE, NG
31850 WEKIVA PINES BLVD
SORRENTO, FL 32776-7704

NGUYEN, XIAN
6842 SYLVAN WOODS DR
SANFORD, FL 32771-6436

LE, QUY V & NGUYEN, BACH T
6920 TALLOW TREE RD
SANFORD, FL 32771-9796

LINARES, LIONEL & RACHEL
6908 SYLVAN WOODS DR
SANFORD, FL 32771-6437

ALMIRALL, RICK A & PAULETTE
6861 SYLVAN WOODS DR
SANFORD, FL 32771-6434

GERVOLINO, SUSAN & GERVOLINO, JOHN
24 MAR AZUL N
PONCE INLET, FL 32127-2230

RODRIGUES SOARES, ALEXSANDRO & SOARES, CINTIA C
6834 HIDDEN GLADE PL
SANFORD, FL 32771-6429

NANCE, SCOTT D & KATHERINE S
6795 SYLVAN WOODS DR
SANFORD, FL 32771-6449

VAUGHAN INC
107 W COMMERCIAL ST
SANFORD, FL 32771-1213

RYAN K & STEPHANIE L MCLANE REV LIVING TRUST
6894 HIDDEN GLADE PL
SANFORD, FL 32771-6429

MYERS, GARY A & JENNIFER L
6882 HIDDEN GLADE PL
SANFORD, FL 32771-6429

ERVIN, KYLE W & ERIN E
6864 HIDDEN GLADE PL
SANFORD, FL 32771-6429

JOHNSON, DONNA M ENH LIFE EST 5953 FEATHER LN SANFORD, FL 32771-9213	PHEGLEY, CHARLEEN A ENH LIFE EST & PHEGLEY, MICHAEL T ENH LIFE EST 6037 FEATHER LN SANFORD, FL 32771-9213
GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024	GAINES, FREDERIC F III ENH LIFE EST & GAINES, SUSAN E ENH LIFE EST 6867 SYLVAN WOODS DR SANFORD, FL 32771-6434
DETUNCQ, CHRISTOPHER N & AMY R 6887 HIDDEN GLADE PL SANFORD, FL 32771-6428	GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024
SCHOGGINS, GEORGE & SHERRY D 6824 SYLVAN WOODS DR SANFORD, FL 32771-6436	DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834
WEAVER, DAVID E 629 SYLVAN RESERVE CV SANFORD, FL 32771-6424	HILLERY, ROBERT L HEIR & HILLERY, R T 1843 MCCARTHY AVE SANFORD, FL 32771-3054
REMTULLA, YAHYA 685 MONTREAL LN SANFORD, FL 32771-6432	RAY, KENNETH D & CYNTHIA M 6073 FEATHER LN SANFORD, FL 32771-9213
SK FAMILY TRUST 1700 VICTORIA GARDENS DR DELAND, FL 32724-7381	

SMITH, DOUGLAS A
655 MONTREAL LN
SANFORD, FL 32771-6432

SHAKIL, MOHAMMAD S
692 GLADE VIEW DR
SANFORD, FL 32771-6425

MCRIGHT, JAMES C ENH LIFE EST & MCRIGHT, JANICE D
ENH LIFE EST
6900 HIDDEN GLADE PL
SANFORD, FL 32771-6429

RYAN, RICHARD A ENH LIFE EST & RYAN, DENEAN L ENH
LIFE EST
6950 SYLVAN WOODS DR
SANFORD, FL 32771-6438

VAZQUEZ, WINNETTA A
6794 SYLVAN WOODS DR
SANFORD, FL 32771-6447

ROWLAND, DANIEL & MEGAN A
5965 FEATHER LN
SANFORD, FL 32771-9213

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

LEDUC, PETER J & KIMBERLEY A
6825 SYLVAN WOODS DR
SANFORD, FL 32771-6433

WIGGINS, WILLIAM C
260 4TH ST
OSTEEN, FL 32764-9654

FLYNN, CHRISTOPHER J & TERESA M
6085 FEATHER LN
SANFORD, FL 32771-9213

ULMER, ANGELA C & ROY A
6962 SYLVAN WOODS DR
SANFORD, FL 32771-6439

PETERS, JAMES H ENH LIFE EST & PETERS, JANET K ENH
LIFE EST
674 MONTREAL LN
SANFORD, FL 32771-6430

DOZOIS, KEITH & FELICIA
6908 OAK GLEN CT
SANFORD, FL 32771-6422

POOLE, LISA A 662 MONTREAL LN SANFORD, FL 32771-6430	SCHOEMANN, PETER A & ECKSTEIN, CHRISTINE 6932 SYLVAN WOODS DR SANFORD, FL 32771-6438
LOI, NGOC T & SEARLE, CAMERON 679 MONTREAL LN SANFORD, FL 32771-6432	GUIDRY, JACKSON H & MCCARTHY, CONNIE 16371 FREHLEY RUN LAND O LAKES, FL 34638-4414
HOLT, RUTH K ENH LIFE EST 6981 SYLVAN WOODS DR SANFORD, FL 32771	DILLARD, KELLY N 653 SHORT OAR CT SANFORD, FL 32771-6423
BISCHOFF, LONNY R & STRINI-BISCHOFF, TAMARA L 6097 FEATHER LN SANFORD, FL 32771-9213	KEVIN L JACKSON SR FAMILY REV TRUST 6987 SYLVAN WOODS DR SANFORD, FL 32771-6435
COX, GERALD A 117 RONNIE DR ALTAMONTE SPG, FL 32714-3221	GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024
CAVITO, TODD C & LAURIE D 688 GLADE VIEW DR SANFORD, FL 32771-6425	HERX, LAURA L ENH LIFE EST & HERX, WILLIAM A ENH LIFE EST 6957 SYLVAN WOODS DR SANFORD, FL 32771-6435
MARION, NANCY L & MC CARTHY, JAMES 634 CHRISTIEWOOD CT SANFORD, FL 32771-6421	ANDREW J JEFFREY & SUSANNE K JEFFREY FAMILY TRUST 6933 SYLVAN WOODS DR SANFORD, FL 32771-6435

SIMS, JOHN L SR & CAROLE A
654 SHORT OAR CT
SANFORD, FL 32771-6423

THOMAS, LEIGH A
6837 SYLVAN WOODS DR
SANFORD, FL 32771-6433

TORMEY, BARRY & KENDALL
6876 HIDDEN GLADE PL
SANFORD, FL 32771-6429

HUTCHINSON, IAN S & LISA N
6881 HIDDEN GLADE PL
SANFORD, FL 32771-6428

GRAY, TODD & ERIN P
139 S ORANGE AVE
SANFORD, FL 32771-8308

EPPL, GEORGE W ENH LIFE EST & EPPL, NICOLE R ENH
LIFE EST
6890 SYLVAN WOODS DR
SANFORD, FL 32771-6437

LAW, FEI TSING M ENH LIFE EST & LAW, RICHARD S ENH
LIFE EST
6801 SYLVAN WOODS DR
SANFORD, FL 32771-6433

NGUYEN, KIM A T
204 JUSTIN WAY
SANFORD, FL 32773-5905

GEVERO, RODOLFO & SHANNON A
6897 SYLVAN WOODS DR
SANFORD, FL 32771-6434

HAYES, ROBERT D & JAMIE A
6993 SYLVAN WOODS DR
SANFORD, FL 32771-6435

MOORE, LEE P ENH LIFE EST & MOORE, NICOLE A ENH
LIFE EST
6927 SYLVAN WOODS DR
SANFORD, FL 32771-6435

LAFLEUR PROPERTIES & CONSULTING LLC
812 EDGEFOREST TER
SANFORD, FL 32771-7136

VICTORY, BARRY R & SUSAN H
6879 SYLVAN WOODS DR
SANFORD, FL 32771-6434

CERINO, REBECCA P ENH LIFE EST
667 MONTREAL LN
SANFORD, FL 32771-6432

OUELLETTE, BRIAN & KINGSTON, KIMBERLY
6891 SYLVAN WOODS DR
SANFORD, FL 32771-6434

ARIGO, ANDREW & BETH
6896 SYLVAN WOODS DR
SANFORD, FL 32771-6437

LE, HANH T & DANG, TUAN
6903 OAK GLEN CT
SANFORD, FL 32771-6422

LAFLEUR PROPERTIES & CONSULTING LLC
812 EDGEFOREST TER
SANFORD, FL 32771-7136

CALLA, DONNA M
6869 HIDDEN GLADE PL
SANFORD, FL 32771-6428

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

NG, PATRICK & HEATHER
6875 HIDDEN GLADE PL
SANFORD, FL 32771-6428

GIBSON, LEE E & JANIE N
6800 SYLVAN WOODS DR
SANFORD, FL 32771-6436

VOGEL, RICHARD A & VIRGINIA L
6819 SYLVAN WOODS DR
SANFORD, FL 32771-6433

BARR, JERRY
6783 SYLVAN WOODS DR
SANFORD, FL 32771-6449

LAWLESS, PATRICK & MARY
6938 SYLVAN WOODS DR
SANFORD, FL 32771-6438

PAGOZALSKI, ROBERT J
656 MONTREAL LN
SANFORD, FL 32771-6430

MCGAVIN OAKS WEST LLC & MCTIC MOTHERLODE LLC &
TWELVE OAKS RV RESORT LLC
1703 N THORNTON RD
CASA GRANDE, AZ 85122-7805

DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834	GABRIEL, PRICYLLE 635 SYLVAN RESERVE CV SANFORD, FL 32771-6424
MARINI, SILVANA & REMELE, JASON J 6873 SYLVAN WOODS DR SANFORD, FL 32771-6434	CLINTON-DIX, HA'SEAN T 6975 SYLVAN WOODS DR SANFORD, FL 32771-6435
SMITH, ERIC R & SILVER, LEAH G 6851 HIDDEN GLADE PL SANFORD, FL 32771-6427	LAWNICKI, MICHELLE N & HARRIS, JAMES R 673 MONTREAL LN SANFORD, FL 32771-6432
TOTKA, RICHARD J & LAURA J 6831 SYLVAN WOODS DR SANFORD, FL 32771-6433	YOUNG, ROGER M 135 S ORANGE AVE SANFORD, FL 32771-8308
GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024	ECKSTEIN, PATRICIA 6939 SYLVAN WOODS DR SANFORD, FL 32771-6435
RICHARDS, WILFRED & KATRINA R 649 MONTREAL LN SANFORD, FL 32771-6432	GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024
HERRON, SHERRY ENH LIFE EST 190 N ORANGE AVE SANFORD, FL 32771-8988	CONNOLLY, DAVID T JR & RADHIKA 6061 FEATHER LN SANFORD, FL 32771-9213

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024	MC GHEE, MICHELE S ENH LIFE EST & MC GHEE, NEIL L ENH LIFE EST 6813 SYLVAN WOODS DR SANFORD, FL 32771-6433
GOGNA, PARDEEP K & AMITA 6852 HIDDEN GLADE PL SANFORD, FL 32771-6429	KRISHNAN FAMILY TRUST 628 CHRISTIEWOOD CT SANFORD, FL 32771-6421
DENNIS, WILLIE JR ENH LIFE EST 6858 HIDDEN GLADE PL SANFORD, FL 32771-6429	DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834
CRUMPTON, KEITH T & LORI J 691 MONTREAL LN SANFORD, FL 32771-6432	HOSACK, RANDALL M & LINDSEY B 6840 HIDDEN GLADE PL SANFORD, FL 32771-6429
HART, JUSTIN & HAYLEY 6921 SYLVAN WOODS DR SANFORD, FL 32771-6435	GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024
SHUGART, JOHN W & SHUGART, MICHELE 5989 FEATHER LN SANFORD, FL 32771-9213	ROCK OF CENTRAL FLA INC 6641 SR 46 SANFORD, FL 32771-9240
MAGEE, MICHAEL ENH LIFE EST 6951 SYLVAN WOODS DR SANFORD, FL 32771-6435	JOHNSON, JOHN C JR & CAROLYN E 6836 SYLVAN WOODS DR SANFORD, FL 32771-6436

TIFFANY, CHRISTOPHER & ANGELA M
6846 HIDDEN GLADE PL
SANFORD, FL 32771-6429

LANG, THOMAS & CHRISTINE
6893 HIDDEN GLADE PL
SANFORD, FL 32771-6428

TUBIO, ABIGAIL & DEVER, ALEJANDRO
6845 HIDDEN GLADE PL
SANFORD, FL 32771-6427

SMALL, RENEL G LIFE EST & SMALL, VERONICA H LIFE
EST
6920 SYLVAN WOODS DR
SANFORD, FL 32771-6438

WARD FAMILY GRANDKIDS LLC
444 DESOTO DR
NEW SMYRNA, FL 32169-5243

SNYDER, JONATHAN L & AMANDA L
6870 HIDDEN GLADE PL
SANFORD, FL 32771-6429

The Rock Church Special Exemption Request Meeting

McKee Construction Company

717 Monroe Rd.

Sanford, FL. 32771

Monday, December 29th, 2025

Start time : 6:00pm - 7pm

End Time:

Name	Address	Time	Signature
Kyle Ervin	6864 Hidden Glade PL	5:46	<i>[Signature]</i>
Sam Ervin	"	5:47	<i>[Signature]</i>
Peter Leduc	6825 Sylvania Woods DR	5:50	<i>[Signature]</i>
Tan McRight	6900 Hidden Glade PI	5:52	<i>[Signature]</i>
Joey + John Hall	6716 Glade View	5:55	<i>[Signature]</i>
Stephanie & Ryan McLane	6894 Hidden Glade PI	5:55	<i>[Signature]</i>
Alexandro Pever	6845 Hidden Glade PL	5:58	<i>[Signature]</i>
Non Attendees - Email Only			
Tanet & James Peters	674 MONTREAL LN.	DEC 28, 2025	ATTACHED EMAIL
AMANDA & JONATHAN SNYDER	6870 HIDDEN GLADE PL.	DEC 15, 2025	" "
Non Attendees - Phone Only			
RANDY HOSACK	6840 HIDDEN GLADE PL.	DEC. 29, 2025	INQUIRY OF LOCATION OF EXPANSION OF THE SCOPE, AND SQUARE FOOT BEING ADDED.

James & Jan McRight

6900 Hidden Glade Place
Sanford, FL 32771

December 27, 2025

Board of Directors

Glades on Sylvan Lake

RE: Proposed Construction by Rock Church

The Rock Church is seeking a special exception to build within the conservation area at our front entrance. We oppose any construction inside the zoned conservation area for the following reasons.

1. The Rock Church has plenty of room to expand without the special exception.
2. The conservation area helps reduce road noise for all owners.
3. If approved, the special exception will lower all our property values.
4. The Rock Church was well aware that it could never build within the conservation area when it purchased the property.

We strongly oppose any construction or removal of trees and vegetation within the conservation area.

Respectfully,



James & Jan McRight

Matt Shelton

From: Matt Shelton
Sent: Monday, December 29, 2025 9:35 AM
To: 'jan674674@gmail.com'
Cc: Maverick Von Herbulis
Subject: RE: Special Exception Request by Rock Church

Janet and James,

Thank you for reaching out to us towards the Special Exception Request by The Rock Church. The planned area of the work will not be on the west side of the property, nor will there be any disruption to any designated conservation area. The proposed expansion is to the east of the existing building. It will also utilize the existing driveway connections. For this proposed expansion, additional landscaping is required for the project as well as a landscape buffer along S.R. 46.

We appreciate your response. It has been received and will be noted in the log, printed, and submitted as required.

- Please note the email addresses for us are here are '*name*'@mckeegc.com

Best Regards,

Matt Shelton

Office: (407) 323-1150

Cell: (407) 902-3799

Fax: (407) 323-9304



www.McKeeGC.com

NOTICE ADDRESS CHANGE:

717 Monroe Rd.

Sanford, FL 32771



From: McKee Construction <maverick@mckeegc.com>

Sent: Sunday, December 28, 2025 8:33 PM

To: Maverick Von Herbulis <Maverick@mckeegc.com>; webdesign@nexhorizon.net

Subject: Home Page Contact us today! Form Inquiry

Name: Janet

Email: jan674674@gmail.com

Phone: 407-810-8909

Subject: RE: Special Exception Request - Rock Church

Message: This message is for Matt Shelton. I could not get the email, matt@mckeegc.com to work.

Inputting mys response here:

RE: Special Exception Request by Rock Church

Dear Mr. Shelton,

My husband and I live at 674 Montreal Ln. in the Sylvan Lake Reserve subdivision. The Rock Church property lies between our subdivision and the Hwy 429 and Hwy 46. Part of the western side of the Rock Church property is marked as conservation area. We do not approve of any of this area being removed from protected conservation area. Allowing construction on this site would be harmful to our local birds and animals. Habitat is vital. Also, any tree removal would increase road noise in our community, which is already high due to Hwy 429. I would think that the Rock Church was well aware that this part of the property was conservation when they purchased the property and should not be requesting a change at this point.

We oppose, strongly, any construction, removal of trees and vegetation or development within the conservation area.

We appreciate your consideration to preserve our natural habitat in the conservation area.

Sincerely,

Janet and James Peters

674 Montreal Ln

Sanford, FL 32771

Matt Shelton

From: Matt Shelton
Sent: Friday, December 19, 2025 2:42 PM
To: 'Amanda Snyder'
Subject: RE: Special Exception Request for The Rock

Amanda,

Good afternoon. We hope for safe travels for you and your husband during this holiday season. I appreciate you reaching out to me and I will do my best to provide answers to your questions as stated below.

As a design-build general contractor we have been tasked with the expansion of the existing building towards the east. We have designed and submitted drawings to the County for review and compliance for this work. One of the requirements is referenced as the letter you received "Special Exemption Request". I can not speak on any historical boundary, noise issues, or permittable tree removal on the property that your community has been involved with in the past.

The Rock Church has plans for the addition of a new sanctuary approximately 13,388 square foot in size to the east side of the existing building. The existing 11,670 square feet sanctuary and learning academy will be renovated to size only classrooms within the existing space. Parking will expand east of the new addition. No new curb cuts or driveway connections from SR 46 to the church are being proposed. The existing driveway connections will be used. The entrance and exit to the Rock Church will remain unchanged.

The project start date is dependent on the permit issuance by the Seminole County Building Departments. It is anticipated that groundbreaking will be in the first quarter of 2026 and complete by 2026 year end.

Best Regards,

Matt Shelton

Office: (407) 323-1150
Cell: (407) 902-3799
Fax: (407) 323-9304



www.McKeeGC.com

NOTICE ADDRESS CHANGE:

**717 Monroe Rd.
Sanford, FL 32771**

From: Matt Shelton
Sent: Wednesday, December 17, 2025 4:40 PM
To: 'Amanda Snyder' <amandalsnyder13@gmail.com>
Subject: RE: Special Exception Request for The Rock

Hello Amanda,

Thank you for your email. I wanted to let you know that your email has been received, and I will be responding by end of this week.

Best Regards,

Matt Shelton

Office: (407) 323-1150
Cell: (407) 902-3799
Fax: (407) 323-9304



www.McKeeGC.com

NOTICE ADDRESS CHANGE:

717 Monroe Rd.

Sanford, FL 32771

From: Amanda Snyder <amandalsnyder13@gmail.com>

Sent: Monday, December 15, 2025 5:04 PM

To: Matt Shelton <matt@mckeegc.com>

Subject: RE: Special Exception Request for The Rock

Hi Matt,

My name is Amanda Snyder. My husband, Jonathan and I live in Sylvan Lake Reserve behind The Rock Church. We received the letter from you all regarding the special exception request for The Rock church. We appreciate the communication and are definitely wanting to gain more understanding of what is being proposed. Unfortunately, we are traveling for the holidays and will not be back in time to attend the Dec 29 meeting mentioned in the letter.

Being that our home is directly behind the church, we've already had a history with them clearing the woods behind us and using that space for a play area which led to some noise issues and boundary issues with the students. What kind of work will be taking place and where? Is there a timeline and specifics about how we will be affected?

Thank you for taking the time to read this and communicate with us about this. I look forward to hearing from you. Feel free to call or email at your convenience.

Amanda Snyder
321-368-3166

--

Matt Shelton

From: Kyle E <kervin727@gmail.com>
Sent: Tuesday, December 30, 2025 10:10 AM
To: Matt Shelton
Cc: Peter Leduc
Subject: Notes for Community Meeting Regarding The Rock Church (Seminole County Project No. 25-32000014)
Attachments: PXL_20251230_133116065.jpg; PXL_20251230_133119911.jpg; 004_C4.0-SITE PLAN_Edit.pdf

Mr. Shelton,

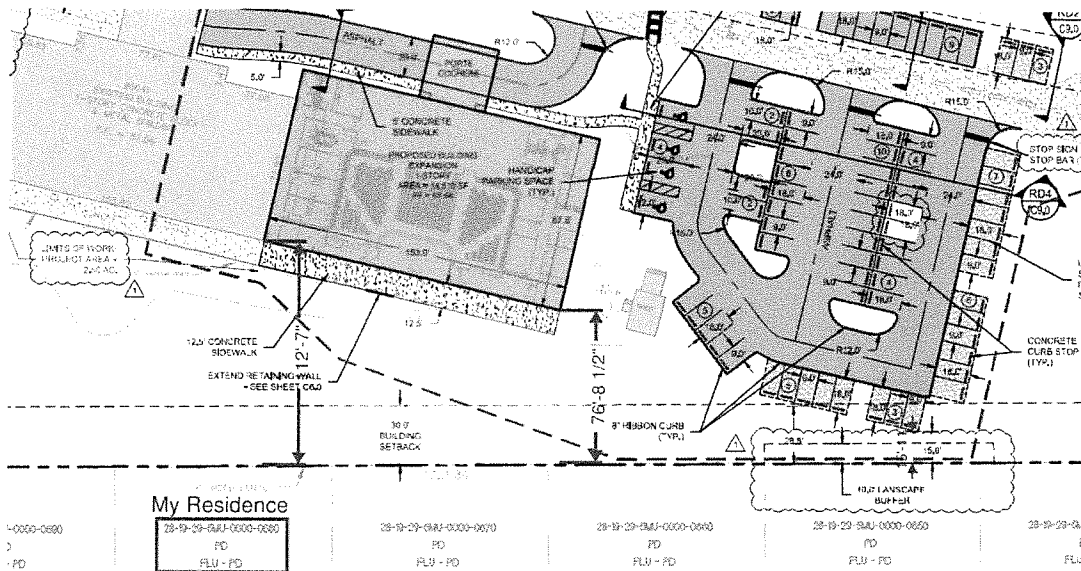
I appreciate your time at the community meeting last night. As the owner of parcel 25-19-29-5MU-000-0680 just south of the existing church building, my top three concerns/priorities are listed below:

- Although the use of the facility will not change, the proposed facility will increase in size and capacity which will increase traffic, noise, and visual disturbances. All of which will presumably have a direct negative impact on the value of our property.
- Since the wooded area behind the building has been cleared, the building is more visible, the sound from school, church, and after hours activities has increased, and school/church members have found their way onto our private property more than once.
- The existing building is approximately 112' from the property line at its closest point. The proposed plan will bring this minimum distance to about 75'. I realize it is not the simplest or cheapest option but I would prefer that the proposed building be rotated to be parallel to the back property line therefore maintaining the current minimum distance from this property line. The parking area could also be stretched along their property rather than being extended back to within 15ft of the property line, which is within the required 30' setback, and plans to have lighting within this area, greatly impacting the residents in our community.

A combination of building rotation, parking lot aspect ratio, and shielding from noise and visuals whether through vegetation or physical walls would go a long way in mitigating impacts of this project to our community.

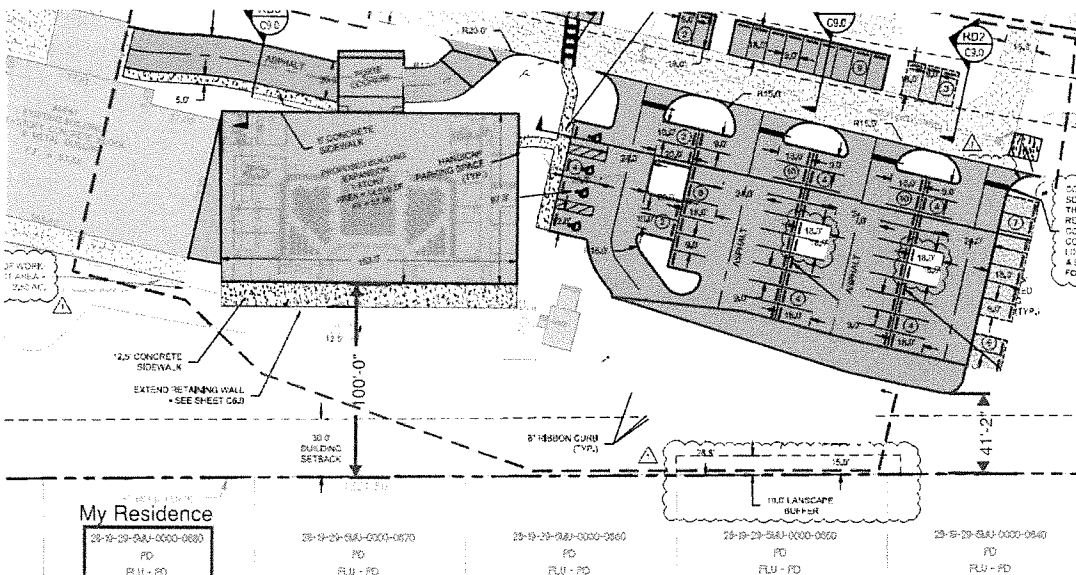
Current plan:

- 76ft minimum distance from building to property line
- Requires additional retaining wall as the ground slopes up towards that back property line.



Potential modification:

- Rotate building to maintain 100ft minimum to back property line
- Minimizes retaining wall as the building will stay north of the sloping ground
- Stretch the parking lot east-west to keep it further away from the back property line and outside of the required 30-ft setback



I appreciate your consideration and am happy to discuss this further if needed.

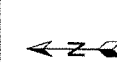
Thank you,

--

Kyle Ervin, PE

Tel (314) 599-6613 Email kervin727@gmail.com





Faber Engineering, Inc.
1156 MCCORMY PLACE, STE. 151
CHICAGO, ILL. 60603
(407) 895-1966

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**SITE PLAN
FOR
THE ROCK CHURCH
BUILDING EXPANSION
SEMINOLE COUNTY, FL**

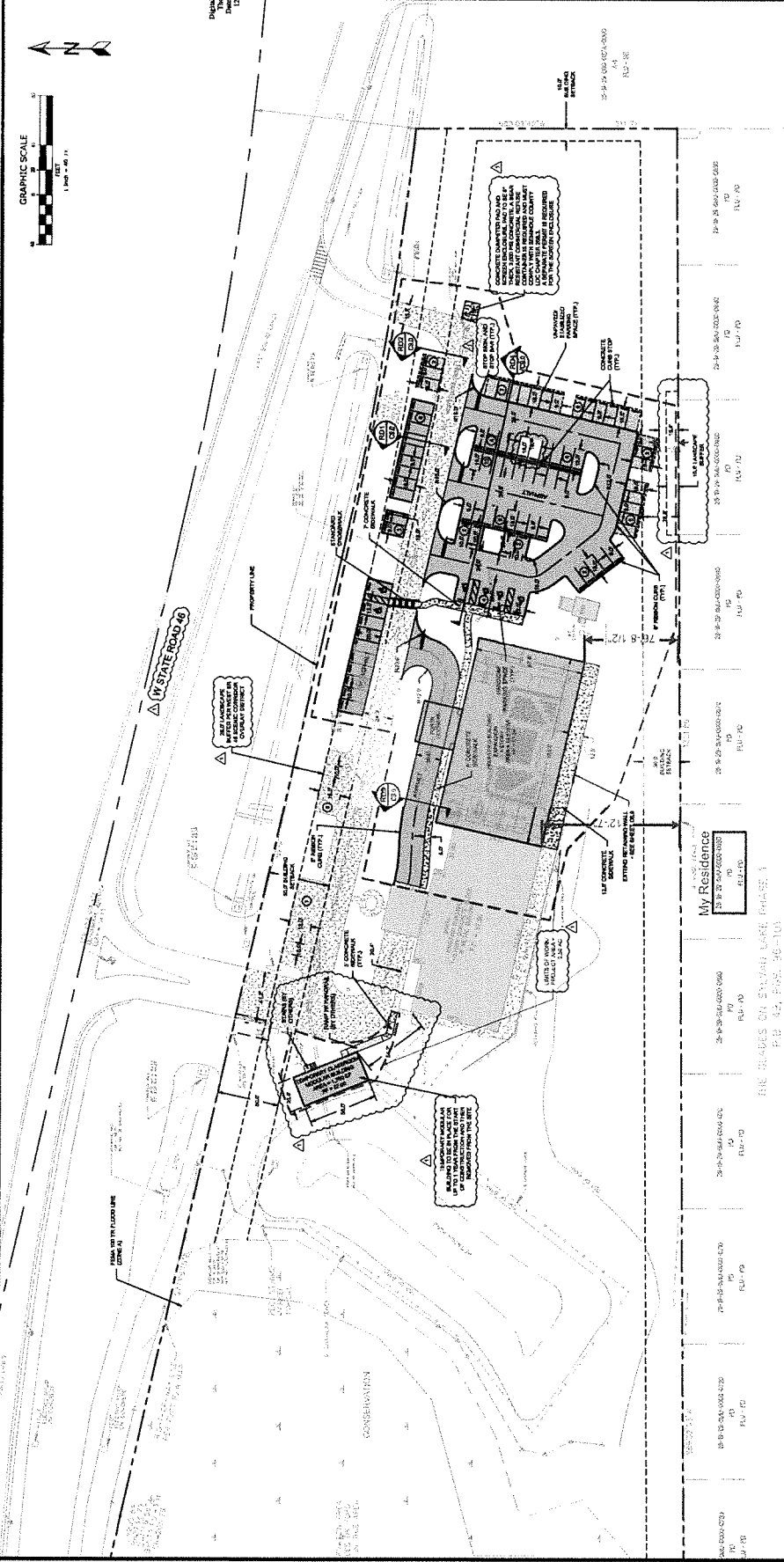
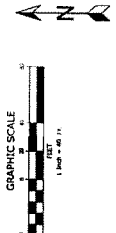
PROJECT PHASE::

APPLICANT: ROCK OF CENTRAL FLA, INC.
NO. 41 W. 38th St.

	1	10/20/2019	REVENUE FROM JAILHOUSE COMMENTS
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JOB #: 24010
DATE: 08/05/23
DESIGNED BY: TRF
APPROVED BY: TRF

C4.0



OVERALL SITE DATA AND NOTES

- [illegible]

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE = N/A

REQUIRED VEHICULAR PARKING

HOUSE OF REPRESENTATIVES: 1 ST/4 SEN

PROVIDED VEHICULAR PARKING

PROPOSED STANDARD PAVED (10'X20')

PROPOSED STANDARD NON-PAVED (S' + N') = 24 SP (24% OF PAVED)

PROPOSED HANDICAP (12'x20') = 6.58

△ TOTAL SPACES = 96 SP

**A WAIVER IS REQUESTED PER LOC SEC. 30.11.4.1(A)(3) TO ALLOW FOR UP TO 25% OF THE TOTAL NUMBER OF REQUIRED PARKING SPACES TO BE

EXISTING IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING INTERVIEWS	0.34 AC.	2.7%
PAVING INTERVIEWS	1.04 AC.	8.7%
CONCRETE INTERVIEWS	3.11 AC.	31.3%
PERVIEWS	0.11 AC.	0.9%
TOTAL INTERVIEWS AREA	1.59 AC.	15.6%
TOTAL AREA	10.00 AC.	100.0%

PROPOSED IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING INTERVIEWS	0.61 AC.	5.4%
PAVING INTERVIEWS	0.71 AC.	5.6%
CONSERVATION	3.11 AC.	31.3%
PERCULS	0.55 AC.	5.0%
TOTAL INTERVIEWS AREA	1.08 AC.	10.4%
TOTAL AREA	10.00 AC.	100.0%

PROPOSED STRUCTURE DIMENSIONS = 14,519 SQ. FT.

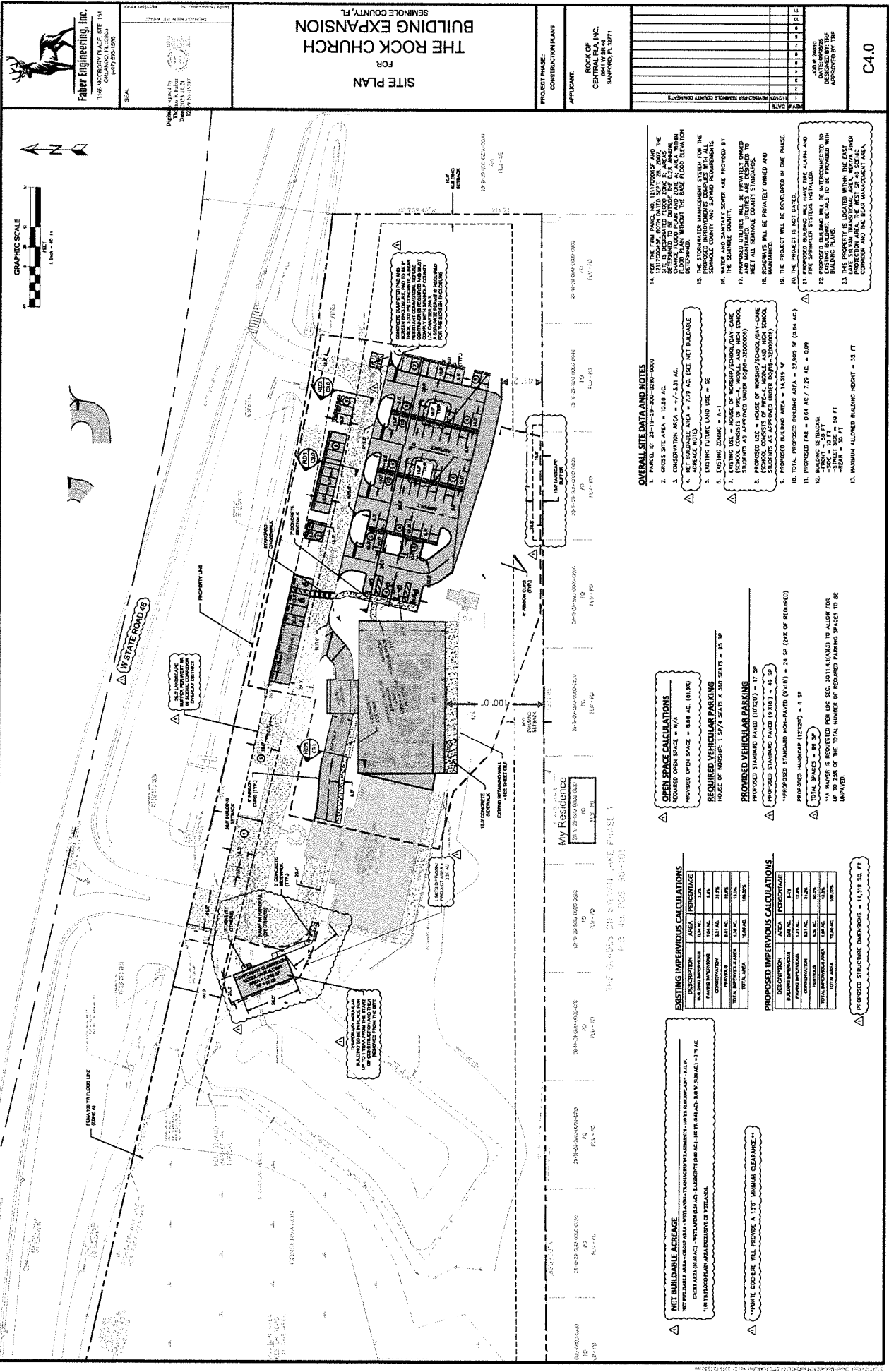
NET BUILDABLE ACREAGE

NET BUILDABLE AREA - GROSS AREA - WETLANDS - TRANSCURVEY EASEMENTS - (80 YR FLOODPLAIN)* - A.O.W.

GROSS AREA (10.00 AC) - WETLANDS (2.36 AC) - EASEMENTS (0.00 AC) - (80 YR FLOODPLAIN) - A.O.W. (0.00 AC) = 7.64 AC

* (80 YR FLOOD PLAIN AREA EXCLUSIVE OF WETLANDS)

"PORTE COCHERE WILL PROVIDE A 13'6" MINIMUM CLEARANCE."





Faber Engineering, Inc.
1740 CANTONMENT RD. STE 151
CHANDLER, AZ 85224
(480) 552-1596



Thomas W. Faber
Professional Engineer
No. 12345
State of Arizona

THE ROCK CHURCH
FOR
SITE PLAN
SEMINOLE COUNTY, FL

PROJECT PHASE:
CONSTRUCTION PLANS

APPLICANT:
ROCK OF
CENTRAL FLA INC.
SANFORD, FL 32771

DATE	REVISION	BY	CHKD
11/15/2017	1	THW	THW
12/15/2017	2	THW	THW
01/15/2018	3	THW	THW
02/15/2018	4	THW	THW
03/15/2018	5	THW	THW
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02/15/2026	100	THW	THW

APPROVED BY THE
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
DATE: 11/15/2017**C4.0**

- OVERALL SITE DATA AND NOTES**
1. PARCEL ID: 21-19-19-200-020-0000
 2. GROSS SITE AREA = 10.80 AC
 3. CONSERVATION AREA = 7.13 AC
 4. NET BUILDABLE AREA = 7.79 AC (SEE ACT BUILDABLE AREA NOTE)
 5. EXISTING ZONING = R-1
 6. EXISTING ZONING = R-1
 7. EXISTING USE = HOUSE OF WORSHIP/SCHOOL (NOT-CARE CENTER) (SEE ACT BUILDABLE AREA NOTE)
 8. PROPOSED USE = HOUSE OF WORSHIP/SCHOOL (NOT-CARE CENTER) (SEE ACT BUILDABLE AREA NOTE)
 9. PROPOSED BUILDING AREA = 14,319 SF
 10. TOTAL PROPOSED BUILDING AREA = 14,319 SF (0.84 AC)
 11. PROPOSED LOT = 0.84 AC, 7.79 AC = 0.09
 12. BUILDING SETBACKS:
- FRONT = 30 FT
- REAR = 30 FT
- SIDE = 30 FT
 13. MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
- OPEN SPACE CALCULATIONS**
REQUIRED OPEN SPACE = N/A
PROVIDED OPEN SPACE = 8.88 AC (0.19%)
REQUIRED VEHICULAR PARKING
HOUSE OF WORSHIP: 1.57/4 SEATS X 300 SEATS = 93 SP
- PROVIDED VEHICULAR PARKING**
PROPOSED STANDARD PARKED (10720) = 17 SP
PROPOSED STANDARD PARKED (10720) = 43 SP
PROPOSED STANDARD NON-PARKED (4148) = 24 SP (SEE OF REQUIRED)
PROPOSED HANDICAP (1220) = 6 SP
TOTAL SPACES = 89 SP
**A MAJOR IS REQUESTED PER USE SEC. 301.14 (A) (4) TO ALLOW FOR UP TO 25% OF THE TOTAL NUMBER OF REQUIRED PARKING SPACES TO BE UNPAVED.
- EXISTING IMPERVIOUS CALCULATIONS**

DESCRIPTION	AREA	PERCENTAGE
BUILDING IMPERVIOUS	14,319 AC	8.4%
PAVING IMPERVIOUS	1,234 AC	8.4%
ROADWAY IMPERVIOUS	1,234 AC	8.4%
TOTAL IMPERVIOUS AREA	16,787 AC	15.2%
- PROPOSED IMPERVIOUS CALCULATIONS**

DESCRIPTION	AREA	PERCENTAGE
BUILDING IMPERVIOUS	14,319 AC	8.4%
PAVING IMPERVIOUS	1,234 AC	8.4%
ROADWAY IMPERVIOUS	1,234 AC	8.4%
TOTAL IMPERVIOUS AREA	16,787 AC	15.2%
- NET BUILDABLE AREA**
NET BUILDABLE AREA = 7.79 AC
GROSS AREA (10.80 AC) - WETLANDS (3.01 AC) - TREES/SHRUBS/LANDSCAPE (0.78 AC) - ROADWAY (0.84 AC) - 7.79 AC
NET BUILDABLE AREA (7.79 AC) - WETLANDS (3.01 AC) - TREES/SHRUBS/LANDSCAPE (0.78 AC) - ROADWAY (0.84 AC) - 7.79 AC
- MINIMUM CLEARANCE**
MINIMUM CLEARANCE WILL PROVIDE A 13' MINIMUM CLEARANCE

