

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

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

PROJECT NAME:	ST LUKES CHURCH AND SCHOOL DRIVEWAY - PRE-APPLICATION	PROJ #: 25-80000032
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/20/25	
RELATED NAMES:	EP JOHN HERBERT	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	20-21-31-300-0170-0000+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRIVEWAY ON 4.94 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF SR 426, SOUTH OF SLAVIA RD	
NO OF ACRES	4.94	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF SR 426, SOUTH OF SLAVIA RD	
FUTURE LAND USE-	LDR	
APPLICANT:		CONSULTANT:
STEVE LEHENBAUER ST LUKE'S CHURCH & SCHOOL 2021 SR 426 OVIEDO FL 32765 (321) 282-8012 SLEHENBAUER@SLLCS.ORG		JOHN HERBERT AMERICAN CIVIL ENGINEERING CO 207 N MOSS RD STE 211 WINTER SPRINGS FL 32708 (407) 765-9579 HERBERTENGINEER@GMAIL.COM

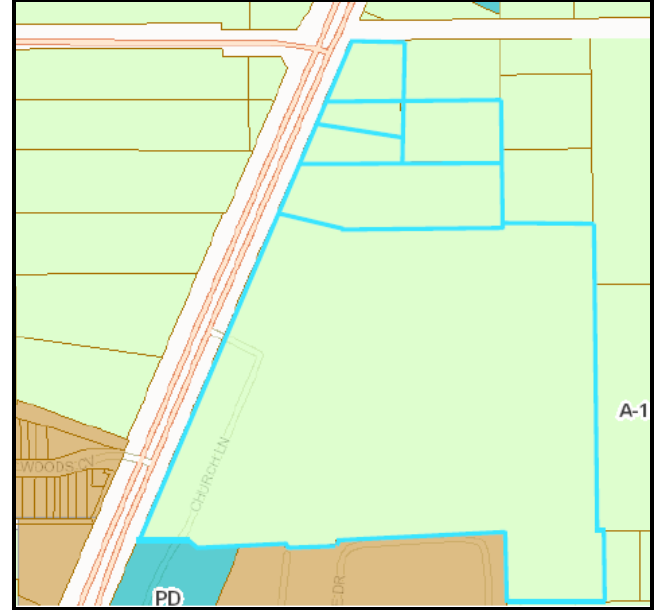
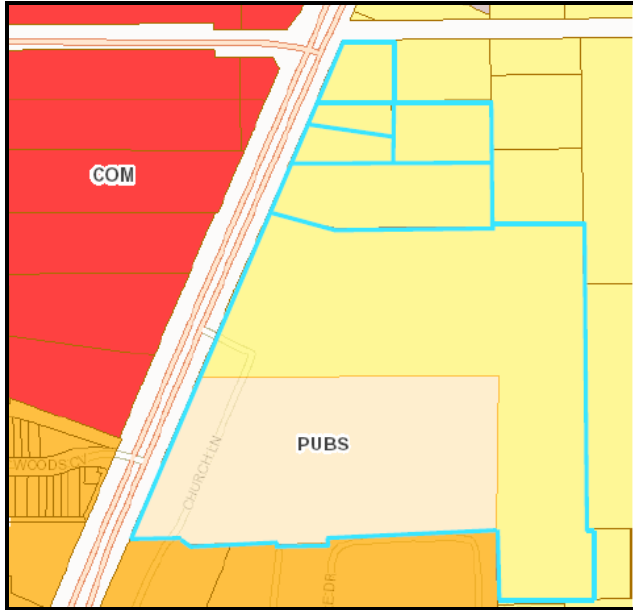
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 properties, to be added to the existing church/school, have a Low Density Residential (LDR) future land use and an A-1 (Agriculture) zoning designation.
- The existing church/school property has a split future land use of Low Density Residential (LDR) and Public/Quasi Public - School (PUBS), and an A-1 (Agriculture) zoning designation.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30ZOR E_PT67LASCBU	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	Comprehensive Planning	The subject property is Low Density Residential (LDR), which allows up to four dwelling units per net buildable acre. Proposed project appears to be consistent.	Info Only
5.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
6.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
7.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
8.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
9.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
10.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the	Info Only

		trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	
11.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
12.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
13.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
14.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
15.	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/	Info Only
16.	Planning and Development	The existing Church is a legal non-conforming use as it would be considered a Regional Civic Assembly Facility. The expansion of the church site with its current zoning, would increase the non-conformance.	Info Only
17.	Planning and Development	The submitted narrative indicates that the existing school has approximately eight hundred and fifteen (815) students, this is not in conformance with the approved Special Exception allowing for a maximum of six hundred and fifty (650) students.	Info Only
18.	Planning and Development	Staff recommends a small-scale future land use amendment from LDR and PUBS to Planned Development, and a rezone from A-1 to PD (Planned Development).	Info Only
19.	Planning and Development	Appropriate access to Lot 17A, a single-family residence addressed as 1983 W SR 426, will need to be provided.	Info Only
20.	Planning and	Appropriate access to Lot 14, a single-family residence,	Info Only

	Development	addressed as 2005 W SR 426, will need to be provided.	
21.	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	Info Only
22.	Planning and Development	A Small-Scale Future Land Use Amendment & Rezone may take between 5 -6 months and involves a public hearing with the Planning & Zoning Commission Board and two public hearings with the Board of County Commissioners.	Info Only
23.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
24.	Planning and Development	Approval for a planned development is obtained through a two-step process. <ul style="list-style-type: none"> • 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. • 2nd step is approval of the Final Development Plan (FDP) as an Engineered Site plan, which is approved on a staff level. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	Info Only
25.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
26.	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
27.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Before scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the	Info Only

		requirements of SCLDC Sec. 30.3.5.3 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	
28.	Planning and Development	<p>The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations.</p> <p>Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.</p> <p><u>Per SCLDC Sec. 30.8.5.3 Review Criteria -</u></p> <ul style="list-style-type: none"> • 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. • Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: <ul style="list-style-type: none"> • Natural resource preservation. • Crime Prevention (CPTED). • Neighborhood/community amenities. • Provision of affordable or workforce housing. • Reduction in vehicle miles traveled per household. • Transit-oriented development. • Provision of new multimodal connectivity. • Innovation in water or energy conservation. • Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. <p>In Addition, Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(2) Minimize transportation impacts through design elements,</p>	Info Only

		which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	
29.	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
30.	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	Info Only
31.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
32.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has somewhat well drained soils.	Info Only
33.	Public Works - Engineering	Based on a preliminary review, the site does not have a viable discharge (piped system, canal or connected waterbody) and known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless a viable outfall is determined. Additional volume will be required to be held even with viable outfall due to the known issues.	Info Only
34.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
35.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to eventually to the Lightwood Knox canal system after going across multiple private properties.	Info Only
36.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. All new impervious will have to be addressed for this connection.	Info Only
37.	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 .	Info Only
38.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
39.	Public Works - Engineering	Please note that there is or was a potential roadway project at this intersection. Co-ordination with Public Works would have to be done for this connection. Additional easements or ROW may be required to do this connection to Slavia Road.	Info Only
40.	Public Works - Engineering	A left turn lane may be required to be extended. A right turn lane may be required. Please co-ordinate with Public Works Arturo Perez (407-665-5716) for details and methodology.	Info Only

41.	Public Works - Engineering	Traffic signal modifications are required.	Info Only
42.	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. Alignment to the signal will be required. Please note that there is or was a potential roadway project at this intersection. Co-ordination with Public Works would have to be done for the proposed connection. Additional easements or ROW may be required to do this connection to Slavia Road.	Info Only
43.	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.	Info Only
44.	Public Works - Impact Analysis	While the proposed driveway appears to be a good solution to help traffic circulation the applicant will need to work with the County on the design to incorporate any possible extension of Slavia Road along the existing right-of-way.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407)665-5730 wwarton@seminolecountyfl.gov

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) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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