

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

PROJECT NAME:	MARKHAM WOODS RD CHURCH - PRE-APPLICATION	PROJ #: 26-8000063
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/04/26	
RELATED NAMES:	EP DAVE SCHMITT	
PROJECT MANAGER:	AMY CANELO (407) 665-7354	
PARCEL ID NO.:	35-20-29-300-0110-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A CHURCH ON 5.06 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF MARKHAM WOODS RD, NORTH OF SR 434	
NO OF ACRES	5.06	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF MARKHAM WOODS RD, NORTH OF SR 434	
LOCATION PART 2		
LOCATION PART 3		
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
DAVE SCHMITT DAVE SCHMITT ENGINEERING 12301 LAKE UNDERHILL RD ORLANDO FL 32828 (407) 207-9088	N/A	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use with A-1(Agriculture) zoning.
- The steps for the applicant is to apply for a Special Exception for an Church and Preschool.

PROJECT AREA ZONING AND AERIAL MAPS

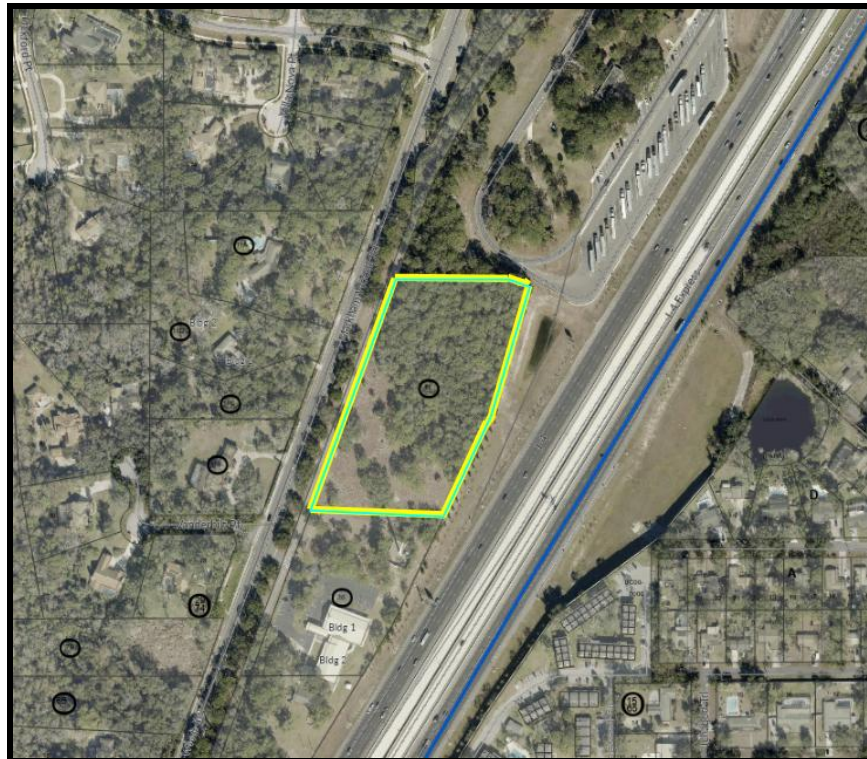
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity.</p> <p>The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI:</p> <p>Sec. 30.14.6 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p> <p>The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables. See the link to SCLDC Sec. 30.14.7 below:</p> <p>Sec. 30.14.7 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</p> <p>The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link:</p> <p>Sec. 30.14.5 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</p> <p>There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link:</p> <p>Sec. 30.14.3 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</p>	Info Only

2.	Buffers and CPTED	<p>A full buffer review will be done at time of Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6.</p> <p>Upon submittal of plans, please provide:</p> <ol style="list-style-type: none"> 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet <p>in order to calculate required buffers</p>	Info Only
3.	Buffers and CPTED	<p>For the purposes of calculating buffer requirements, I-4 is considered an Arterial Road and Markham Woods Road is considered a Collector.</p>	Info Only
4.	Buffers and CPTED	<p>Based on a preliminary analysis, the provided data indicates this may be a Land Use Intensity of VIII. There will likely be structure enhancements required adjacent to the roadways (i.e. hedge and/or masonry wall). This will be calculated further at time of site plan. The widths depicted appear to be sufficient. Please advise, this is subject to change.</p>	Info Only
5.	Buffers and CPTED	<p>Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces.</p> <p>Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width.</p> <p>Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.</p> <p>There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.</p>	Info Only
6.	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIR_PLSURE</p>	Info Only

7.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
8.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Info Only
9.	Buffers and CPTED	When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.	Info Only
10.	Buffers and CPTED	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
11.	Buffers and CPTED	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
12.	Buffers and CPTED	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only

13.	Buffers and CPTED	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years at time of Site Plan. 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
14.	Buffers and CPTED	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 trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
15.	Buffers and CPTED	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
16.	Buffers and CPTED	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
17.	Buffers and CPTED	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
18.	Buffers and CPTED	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only

19.	Buffers and CPTED	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
20.	Buffers and CPTED	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
21.	Buffers and CPTED	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
22.	Building Division	Standard building permitting will apply.	Info Only
23.	Building Division	Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
24.	Building Division	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
25.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
26.	Comprehensive Planning	The subject property has a Suburban Estates Future Land Use Designation, house of worship is an allowable use in this FLU. Per Policy FLU 3.5.4 Suburban Estates: Uses - Single family residences on a minimum of one acre; - General rural uses; - Houses of worship, country clubs (over 10 acres in size) and home occupations; Based on this, the proposed use appears consistent with the SE FLU and will need to also be compatible with the underlying zoning.	Info Only
27.	Comprehensive Planning	Site is located in the Wekiva Study Area and the Aquifer Recharge Overlay. Per Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection: The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses	Info Only

		and 60% for residential uses of the total land area...	
28.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
29.	Natural Resources	At site plan approval a threatened and endangered species report will be required.	Info Only
30.	Natural Resources	It appears that there are some trees on the site. An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.	Info Only
31.	Natural Resources	The site is shown to be in a high recharge area. The site will have to meet the specific requirements of this section of the Code. Specifically the maximum impervious of the site.	Info Only
32.	Planning and Development	<p>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.</p> <p>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.</p> <p>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.</p> <p>Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp</p> <p>Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p> <p>Info Only</p>	Info Only
33.	Planning and Development	<p>Special Exception Application Process:</p> <p>Step 1 – Special Exception:</p> <p>The request goes to the Planning and Zoning</p>	Info Only

		<p>Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial.</p> <p>Step 2 – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.</p>	
34.	Planning and Development	<p><u>Community Meeting Procedures Section 30.3.5.3</u></p> <ul style="list-style-type: none"> • 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. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - 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). 	Info Only
35.	Planning and Development	<p>Per Sec.30.11.3 Office-street parking requirements for each use:</p> <p>Daycare, Preschool, and Kindergarten: 1 space /employee</p> <p>Assembly Spaces: 1 space/ 4 seats</p>	Info Only
36.	Planning and Development	<p>This property is located in the Bear Management Area. All new residential development, within an Urban Bear Management Area, including, but not limited to, single family residential subdivisions and multi-family apartment complexes, must install Bear Awareness Signage.</p> <p>A homeowners/property association, property owner, or management company, as applicable, is responsible for owning and maintaining the required Bear Awareness Signage.</p> <p>Please see the following link for more info:</p>	Info Only

		https://library.municode.com/fl/seminole_county/code_s/code_of_ordinances?nodeId=CH258URBEMA_S258.2REREURBEMAAR	
37.	Planning and Development	<p>The proposed use is not permitted in the current Zoning District designation and will require the following approval process:</p> <p>Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements</p> <p>Special exceptions. (a) The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action.</p> <p>After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:</p> <ol style="list-style-type: none"> 1. Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area 2. Does not have an unduly adverse effect on existing traffic patterns, movements and volumes 3. Is consistent with the County's comprehensive plan 4. Will not adversely affect the public interest 5. Meets any special exception criteria described in Additional Use Standards 6. Meets the following additional requirements if located in the applicable zone: <p>If located in A-10, A-5, A-3, or A-1: If located in A-10, A-5, A-3, or A-1:i. Is consistent with the general zoning plan of the rural zoning classifications; and ii. Is not highly intensive in nature; and iii. Is compatible with the concept of low-density rural land use; and iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related</p>	Info Only

		services.	
38.	Planning and Development	A church use for 500 seats is considered a Civic Assembly–Community use and would require a Special Exception. A preschool, which is considered a VPK use, that requires a Special Exception in the A-1 zoning district.	Info Only
39.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50 Front Yard, 30 Rear yard, 10 Side Yard, 50 Side Street.	Info Only
40.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	Public Safety - Fire Marshal	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
42.	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
43.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 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 	Info Only

		<p>accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>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 2 1/2 in. NFPA 1, 18.5.7.</p> <p>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>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.</p>	
44.	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.	Info Only
45.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
46.	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.	Info Only
47.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
48.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Info Only
49.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
50.	Public Works - Engineering	The minimum inbound turn radius is 50'.	Info Only

51.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. A minimum separation of 330' is required on a Collector or Arterial roadways.	Info Only
52.	Public Works - Engineering	Proposed sidewalks should be extended to Seminole Wekiva Trail.	Info Only
53.	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
54.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
55.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
56.	Public Works - Engineering	Trail crossing would have to meet Public Works Engineering Manual standards. Only one trail crossing would be permitted by the County.	Info Only
57.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this 30,000 sf Church with new external trip generation total of 14 Peak Hour trips (less than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines).	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	STATUS	REVIEWER
Public Works - County Surveyor	No Review Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development		Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Kaitlyn Apgar 407-665-7377 kapgar@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu