



*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 29<sup>th</sup> 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.



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- 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](mailto: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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DETUNCQ, CHRISTOPHER N & AMY R  
6887 HIDDEN GLADE PL  
SANFORD, FL 32771-6428

SCHOGGINS, GEORGE & SHERRY D  
6824 SYLVAN WOODS DR  
SANFORD, FL 32771-6436

WEAVER, DAVID E  
629 SYLVAN RESERVE CV  
SANFORD, FL 32771-6424

REMTULLA, YAHYA  
685 MONTREAL LN  
SANFORD, FL 32771-6432

SK FAMILY TRUST  
1700 VICTORIA GARDENS DR  
DELAND, FL 32724-7381

PHEGLEY, CHARLEEN A ENH LIFE EST & PHEGLEY,  
MICHAEL T ENH LIFE EST  
6037 FEATHER LN  
SANFORD, FL 32771-9213

GAINES, FREDERIC F III ENH LIFE EST & GAINES,  
SUSAN E ENH LIFE EST  
6867 SYLVAN WOODS DR  
SANFORD, FL 32771-6434

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

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

HILLERY, ROBERT L HEIR & HILLERY, R T  
1843 MCCARTHY AVE  
SANFORD, FL 32771-3054

RAY, KENNETH D & CYNTHIA M  
6073 FEATHER LN  
SANFORD, FL 32771-9213

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

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

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

MARINI, SILVANA & REMELE, JASON J  
6873 SYLVAN WOODS DR  
SANFORD, FL 32771-6434

SMITH, ERIC R & SILVER, LEAH G  
6851 HIDDEN GLADE PL  
SANFORD, FL 32771-6427

TOTKA, RICHARD J & LAURA J  
6831 SYLVAN WOODS DR  
SANFORD, FL 32771-6433

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

RICHARDS, WILFRED & KATRINA R  
649 MONTREAL LN  
SANFORD, FL 32771-6432

HERRON, SHERRY ENH LIFE EST  
190 N ORANGE AVE  
SANFORD, FL 32771-8988

GABRIEL, PRICYLLE  
635 SYLVAN RESERVE CV  
SANFORD, FL 32771-6424

CLINTON-DIX, HA'SEAN T  
6975 SYLVAN WOODS DR  
SANFORD, FL 32771-6435

LAWNICKI, MICHELLE N & HARRIS, JAMES R  
673 MONTREAL LN  
SANFORD, FL 32771-6432

YOUNG, ROGER M  
135 S ORANGE AVE  
SANFORD, FL 32771-8308

ECKSTEIN, PATRICIA  
6939 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

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

GOGNA, PARDEEP K & AMITA  
6852 HIDDEN GLADE PL  
SANFORD, FL 32771-6429

DENNIS, WILLIE JR ENH LIFE EST  
6858 HIDDEN GLADE PL  
SANFORD, FL 32771-6429

CRUMPTON, KEITH T & LORI J  
691 MONTREAL LN  
SANFORD, FL 32771-6432

HART, JUSTIN & HAYLEY  
6921 SYLVAN WOODS DR  
SANFORD, FL 32771-6435

SHUGART, JOHN W & SHUGART, MICHELE  
5989 FEATHER LN  
SANFORD, FL 32771-9213

MAGEE, MICHAEL ENH LIFE EST  
6951 SYLVAN WOODS DR  
SANFORD, FL 32771-6435

MC GHEE, MICHELE S ENH LIFE EST & MC GHEE, NEIL L  
ENH LIFE EST  
6813 SYLVAN WOODS DR  
SANFORD, FL 32771-6433

KRISHNAN FAMILY TRUST  
628 CHRISTIEWOOD CT  
SANFORD, FL 32771-6421

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

HOSACK, RANDALL M & LINDSEY B  
6840 HIDDEN GLADE PL  
SANFORD, FL 32771-6429

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

ROCK OF CENTRAL FLA INC  
6641 SR 46  
SANFORD, FL 32771-9240

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



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**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**

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**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](http://www.McKeeGC.com)

**NOTICE ADDRESS CHANGE:**

**717 Monroe Rd.**

**Sanford, FL 32771**



**From:** McKee Construction <[maverick@mckeegc.com](mailto:maverick@mckeegc.com)>  
**Sent:** Sunday, December 28, 2025 8:33 PM  
**To:** Maverick Von Herbulis <[Maverick@mckeegc.com](mailto:Maverick@mckeegc.com)>; [webdesign@nexhorizon.net](mailto:webdesign@nexhorizon.net)  
**Subject:** Home Page Contact us today! Form Inquiry

Name: Janet  
Email: [jan674674@gmail.com](mailto: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](mailto: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**

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**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](http://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](http://www.McKeeGC.com)

**NOTICE ADDRESS CHANGE:**

**717 Monroe Rd.**

**Sanford, FL 32771**

**From:** Amanda Snyder <[amandalsnyder13@gmail.com](mailto:amandalsnyder13@gmail.com)>

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

**To:** Matt Shelton <[matt@mckeegc.com](mailto: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

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## Matt Shelton

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**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,

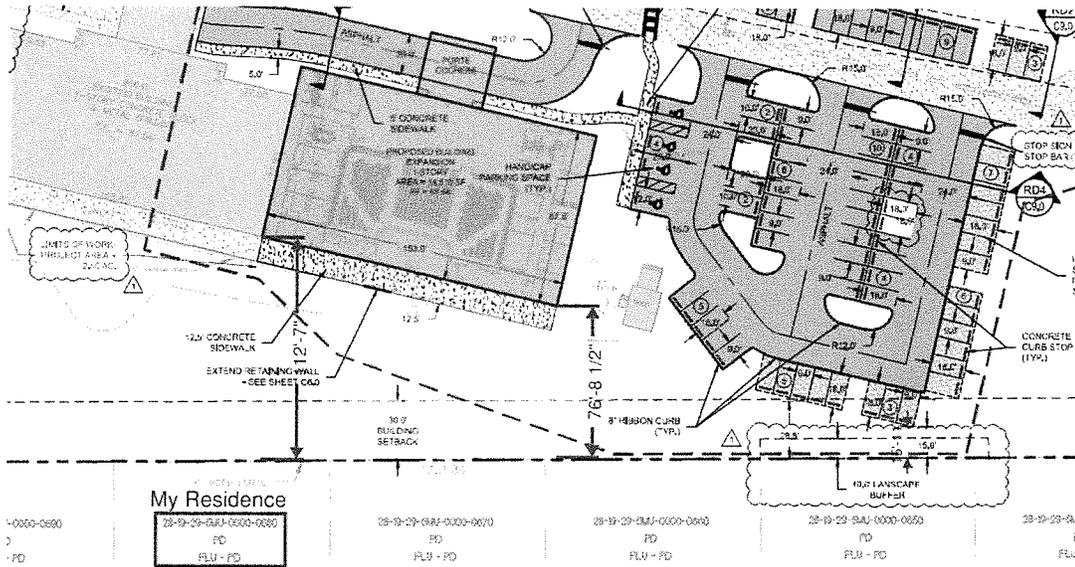
I appreciate your time at the community meeting last night. As the owner of parcel 25-19-29-5MU-000-0680 just south of the existing church building, my top three concerns/priorities are listed below:

- 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.

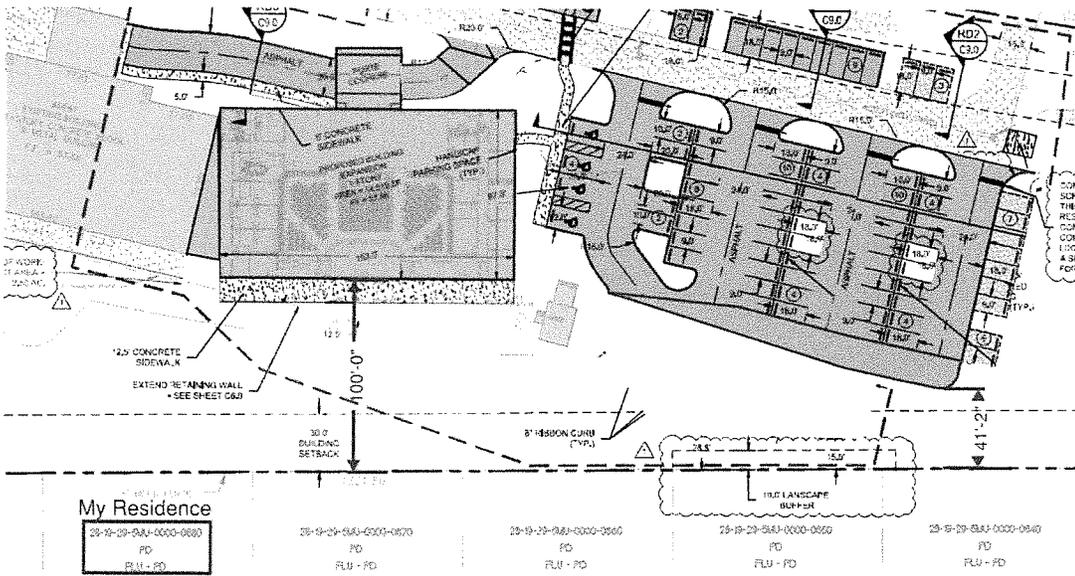
Current plan:

- 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



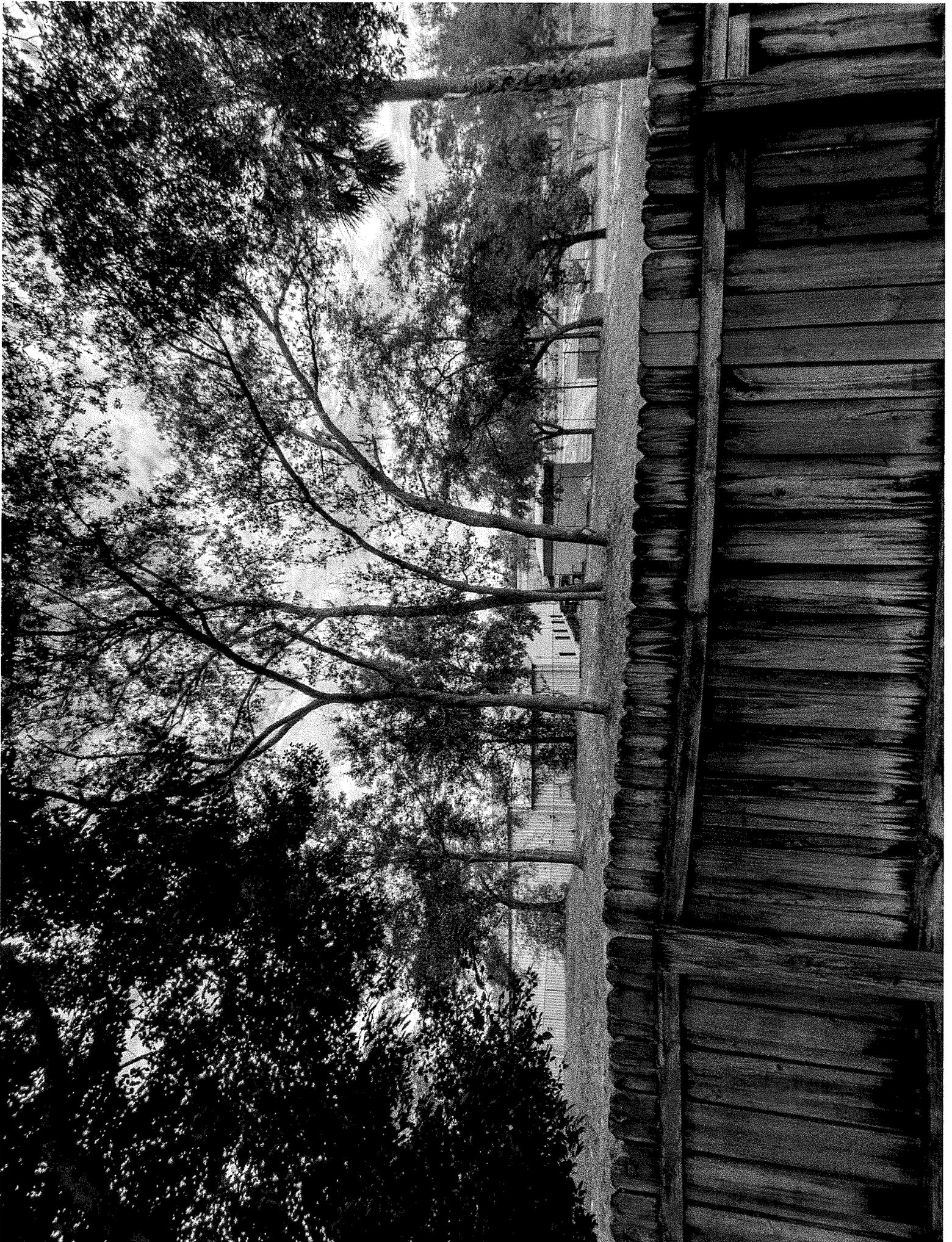
I appreciate your consideration and am happy to discuss this further if needed.

Thank you,

--

Kyle Ervin, PE

Tel (314) 599-6613 Email [kervin727@gmail.com](mailto:kervin727@gmail.com)





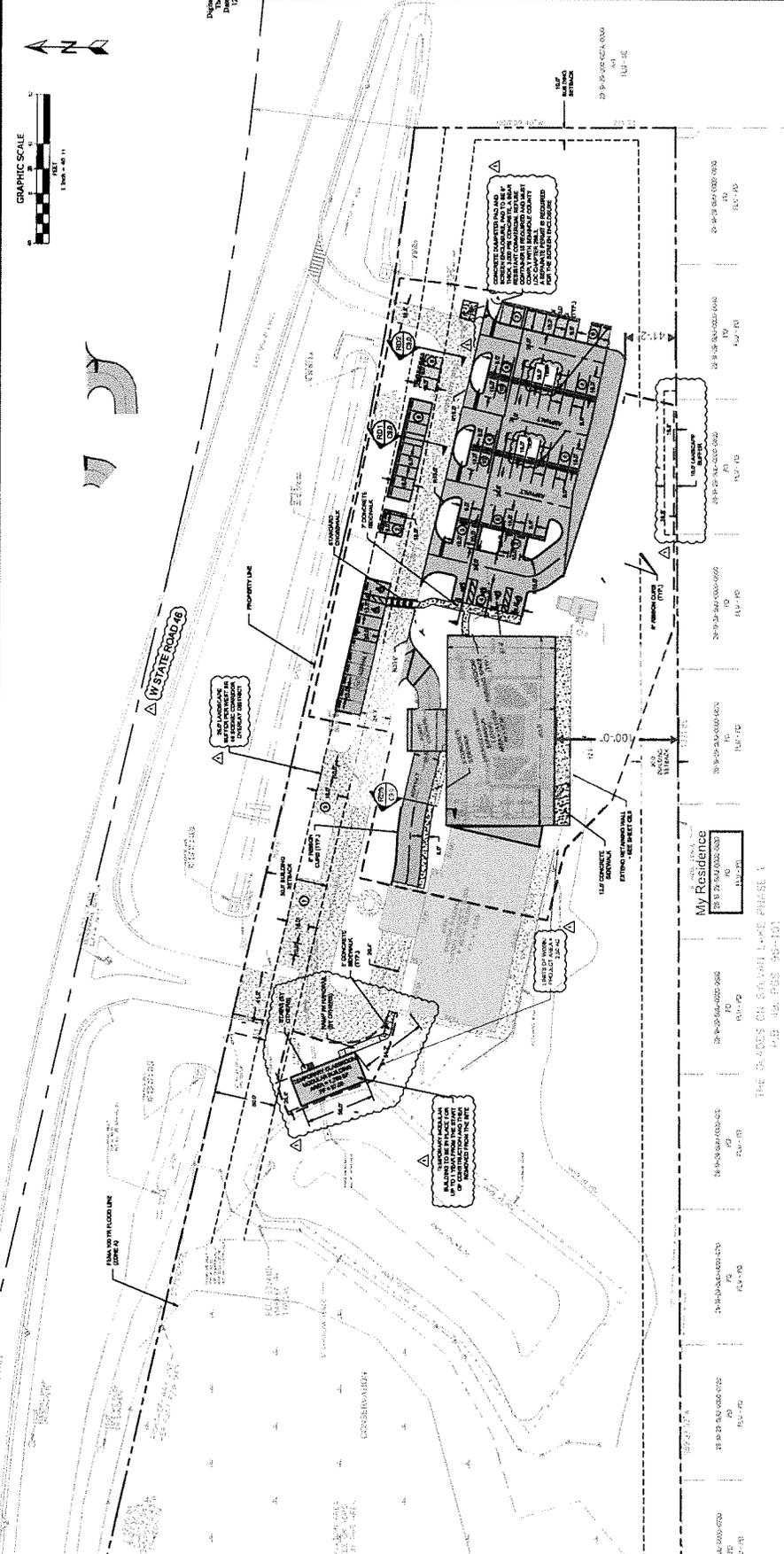


Project: 1740 W. STATE ROAD #151, SUITE 100, TAMPA, FL 33610  
 Date: 08/11/11  
 Scale: AS SHOWN

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

PROJECT PHASE: CONSTRUCTION PLANS  
 APPLICANT: ROCK OF CENTRAL FLA, INC., SANFORD, FL 32711

DATE: 08/11/11  
 SHEET NO: 1 OF 1  
 SCALE: AS SHOWN  
 APPROVED BY: [Signature]  
 C4.0



- ### OVERALL SITE DATA AND NOTES
1. PARCEL ID: 21-19-19-200-0270-0000
  2. GROSS SITE AREA = 10.89 AC.
  3. CONSERVATION AREA = 7.131 AC.
  4. NET BUILDABLE AREA = 7.79 AC. (SEE NET BUILDABLE AREA NOTE)
  5. EXISTING FUTURE LAND USE = E
  6. EXISTING ZONING = R-1
  7. EXISTING USE = HOUSE OF WORSHIP/EDUCATION/RECREATION/STORAGE AS APPROVED UNDER DEPT# 33000000
  8. PROPOSED USE = HOUSE OF WORSHIP/EDUCATION/RECREATION/STORAGE AS APPROVED UNDER DEPT# 33000000
  9. PROPOSED BUILDING AREA = 14,319 SF
  10. TOTAL PROPOSED BUILDING AREA = 23,895 SF (0.84 AC)
  11. PROPOSED FAR = 0.16 AC/7.29 AC = 0.09
  12. BALANCE SETBACK = 30 FT
  13. STREET SIDE = 50 FT
  14. MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT

- ### OPEN SPACE CALCULATIONS
- REQUIRED OPEN SPACE = 1/3  
 PROVIDED OPEN SPACE = 8.68 AC (0.193)  
 REQUIRED VEHICULAR PARKING  
 HOUSE OF WORSHIP: 1.57/4 SEATS # 300 SEATS = 83 SP
- ### PROVIDED VEHICULAR PARKING
- PROPOSED STANDARD PAVED (10'X20') = 17 SP  
 PROPOSED STANDARD PAVED (8'X13') = 43 SP  
 \*PROPOSED STANDARD NON-PAVED (8'X18') = 24 SP (50% OF REQUIRED)  
 PROPOSED HANDICAP (12'X20') = 6 SP  
 TOTAL SPACES = 89 SP  
 \*\*A NUMBER 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	10,414 AC	8.4%
PAVING IMPERVIOUS	1,244 AC	1.1%
ROADWAY IMPERVIOUS	1,144 AC	1.0%
TOTAL IMPERVIOUS AREA	12,802 AC	10.5%

### PROPOSED IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING IMPERVIOUS	10,414 AC	8.4%
PAVING IMPERVIOUS	1,244 AC	1.1%
ROADWAY IMPERVIOUS	1,144 AC	1.0%
TOTAL IMPERVIOUS AREA	12,802 AC	10.5%

PROPOSED STRUCTURE DIMENSIONS = 14,319 SQ. FT.

### NET BUILDABLE ACREAGE

NET BUILDABLE ACREAGE = GROSS ACREAGE WITH LOTS - TRANSMISSIONS LUMBER - 108 785 TRANSMISSIONS - 1.67 AC.  
 GROSS ACREAGE (0.84 AC) - WITH LOTS (0.21 AC) - TRANSMISSIONS (0.03 AC) - LUMBER (0.03 AC) - 108 785 (0.03 AC) - 0.03 AC (0.03 AC) = 7.79 AC.  
 NET BUILDABLE ACREAGE = 7.79 AC.

NOTE: DRIVE CLEARANCE WILL PROVIDE A 13' MINIMUM CLEARANCE.

CONCRETE MAINTENANCE AND STORAGE AREA TO BE LOCATED TO THE WEST OF THE EXISTING CONC. DRIVEWAY. THIS AREA WILL BE PRIVATELY OWNED AND MAINTAINED. UTILITIES ARE ASSIGNED TO MEET ALL SEMINOLE COUNTY STANDARDS. ALL UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

THE PROJECT WILL BE DEVELOPED IN ONE PHASE.

PROPOSED BUILDING WILL HAVE FIRE ALARM AND SMOKE DETECTOR SYSTEMS TO BE INSTALLED AND MAINTAINED.

EXISTING CONC. DRIVEWAY TO BE IMPROVED AND REPAVED.

THIS PROPERTY IS LOCATED WITHIN THE EAST FOR PROTECTION AREA, THE WEST OF 40 SPECIFIC PROTECTION AREA, AND THE SOUTH OF 40 SPECIFIC PROTECTION AREA.

