

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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

<b>PROJECT NAME:</b>	<b>LIFE POINT CHRISTIAN CHURCH – PRE-APPLICATION</b>	<b>PROJ #: 25-80000075</b>
APPLICATION FOR:	DR - PRE-APPLICATION	
APPLICATION DATE:	7/02/25	
RELATED NAMES:	EP RICHARD DIXON	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	25-20-29-300-0170-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN AND SPECIAL EXCEPTION TO BUILD A NEW CHURCH ON 2.53 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF MYRTLE LAKE HILLS AND EE WILLIAMSON RD	
NO OF ACRES	2.53	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF MYRTLE LAKE HILLS AND EE WILLIAMSON RD	
FUTURE LAND USE -	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
PHIL AYRES LIFE POINTE CHRISTIAN CHURCH 1470 MYRTLE LAKE HILLS RD LONGWOOD FL 32750 (407) 385-9725 PHIL@LIFEPOINTCHURCH.COM	RICHARD DIXON ANDERSON-DIXON LLC 102 S ORANGE ST NEW SMYRNA BEACH FL 32168 (386) 428-5834 RICK@ANDERSONDIXONLLC.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 property has a Future Land Use of Low Density Residential and an A-1 (Agriculture) Zoning.
- The proposed church would be considered a Civic Assembly Community Facility, which is allowable within the A-1 Zoning District only with an approved Special Exception.

## 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	A full buffer review will be done at time of site plan review.	Info Only
3.	Buffers and CPTED	Buffer information can be found here: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP</a>	Info Only
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
5.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
6.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
8.	Comprehensive Planning	Site is located near the boundary to City of Longwood. Consider annexation into Longwood.	Info Only
9.	Comprehensive Planning	Future Land Use of LDR (Low Density Residential) allows for places of worship with a special exception as specified in Comprehensive Plan Policy FLU 5.2.1 Low Density Residential.	Info Only
10.	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
11.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only

12.	Natural Resources Sarah Harttung	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
13.	Natural Resources Sarah Harttung	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
14.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
15.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
16.	Natural Resources Sarah Harttung	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
17.	Natural Resources Sarah Harttung	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.	Natural Resources Sarah Harttung	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
19.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
20.	Natural Resources Sarah Harttung	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

21.	Natural Resources Sarah Harttung	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
22.	Natural Resources Sarah Harttung	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
23.	Natural Resources Sarah Harttung	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification. The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
24.	Natural Resources Sarah Harttung	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
25.	Planning and Development	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
26.	Planning and Development	The subject property has a Future Land Use of Low Density Residential and an A-1 (Agriculture) Zoning classification.	Info Only
27.	Planning and Development	<p>Based on the information provided, the proposed church would be considered a Civic Assembly Community Facility, which is generally designed for and intended to serve the residents of several neighborhoods within the same approximate geographic area.</p> <p>Community facilities are typically designed to accommodate a larger number of people for a wider geographic area than neighborhood facilities, but are more locally focused than regional facilities, and meet the following standards:</p> <ul style="list-style-type: none"> <li>• Maximum Lot Area: Ten (10) acres of developable land</li> </ul>	Info Only



		<ul style="list-style-type: none"> <li>Maximum Assembly: Five hundred (500) seats or fewer in the largest assembly space</li> </ul>	
28.	Planning and Development	<p>When the existing church was originally established, it was classified as a permitted use within the A-1 (Agriculture) zoning district. However, following the zoning code amendments effective April 1, 2024, the proposed expansion of the church would require obtaining an approved Special Exception.:</p> <p><a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.html">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.html</a></p>	Info Only
29.	Planning and Development	There are some concerns over the existing concrete signboard shown on the Survey and Site Plan as it appears to be partially within public right-of-way. The sign may require replacement and relocation.	Info Only
30.	Planning and Development	<p><b>Step 1 – Special Exception:</b></p> <p>The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial. The timeline may range between 4 to 6 months, depending on staff review and timelines and Board agenda scheduling deadlines.</p> <p><b>Step 2 – Site Plan Approval:</b></p> <p>If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.</p>	
31.	Planning and Development	The proposed site changes are subject to Site Plan Review and Approval Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html</a>	Info Only
32.	Planning and Development	The required minimum building setbacks for the A-1 (Agriculture) zoning district are as follows: Fifty (50) Front Yard, Thirty (30) Rear yard, Ten (10) Side Yard, Fifty (50) Side Street.	Info Only
33.		The maximum allowable building height in the A-1 zoning district is thirty-five (35) feet.	
34.	Planning and Development	<p>Parking and landscaping requirement can be found in SCLDC Part 11 Chapter 30.</p> <p>Parking requirements for Civic Assembly use are:</p> <p>1 parking space for every 4 seats, additional information regarding the proposed use of the existing structures to remain will be required to determine the applicable required parking.</p> <p>Per Sec. 30.11.1.1 Minimum parking with adequate provisions for ingress and egress shall be provided at the time of the erection of any main building or structure or at the time any main building is enlarged or increased in</p>	Info Only

		<p>capacity by adding dwelling units, guest rooms or floor areas, in accordance with the requirements of this Section.</p> <p>30.11.1.2 In addition to the above instance, bicycle parking shall be brought into compliance with this Part at the time of any change of use or substantial rehabilitation of a building requiring a building permit.</p> <p>Please refer to Sec. 30.11.7.4 Quantity of Bicycle Parking Required.</p> <p>Assembly Use: Long-Term: 1:25,000 sf, Short-Term: 1 / 20 rated patron capacity (minimum 8) (2).</p>	
35.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
36.	Planning and Development	<p><b><u>Community Meeting Procedures Section 30.3.5.3</u></b> Community Meeting Procedures - SCLDC Section 30.3.5.3</p> <p>Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <p>Prior to scheduling the 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), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses.</p>	Info Only
37.	Planning and Development	<p><b><u>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions:</u></b></p> <p>Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards, which will be provided to the applicant by staff, shall be posted to the property at least 15 days prior to a scheduled public hearing. The placards shall state the time and place of the hearing and the nature of the matter to be discussed. An Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant.</p>	Info Only
38.	Planning and Development	<p>In addition to otherwise permitted uses, customary accessory structures and activities are permitted. Please refer to Sec. 30.6.17.2 linked below:</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land">https://library.municode.com/fl/seminole_county/codes/land</a></p>	Info Only

		<a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.17CIASUS">development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.17CIASUS</a>	
39.	Planning and Development	<p>Per Sec. 30.6.17.5 (a) When a Special Exception is required for a civic assembly use, specific review criteria shall be used to determine the appropriateness of the application.</p> <p>Please refer to Sec. 30.6.17.5 linked below:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.17CIASUS">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.17CIASUS</a></p>	Info Only
40.	Planning and Development	<p>The subject site is within the Wekiva Study and must comply with the following Policies in the Seminole County Comprehensive Plan Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection:</p> <p>A Protection of Open Space</p> <ol style="list-style-type: none"> <li>1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments;</li> <li>2. Require dedicated conservation easements, or other appropriate legal mechanisms, to protect open space in perpetuity as part of the subdivision and/or site plan approval process;</li> <li>3. Preserve environmentally sensitive areas via enforcement of the Environmentally Sensitive Lands Overlay District;</li> <li>4. Enforce open space ratios and open space credits provisions established in the Land Development Code (LDC) of Seminole County; and 5 Evaluate the LDC every seven years to determine if it is necessary to update definitions, standards, and guidelines for the provision of open space.</li> </ol> <p>B. Most Effective Recharge Areas</p> <ol style="list-style-type: none"> <li>1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments;</li> <li>2. Evaluate the Aquifer Recharge Overlay Zoning Classification, which sets alternative design criteria and standards to protect the functions of most effective aquifer recharge areas as part of each Comprehensive Plan Evaluation and Appraisal Report; and,</li> <li>3. Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to: <ol style="list-style-type: none"> <li>a. The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and</li> <li>b. With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.</li> </ol> </li> </ol> <p>C. Karst Features and Sensitive Natural Habitat 1. The County shall adopt Best Management Practices (BMPs), including applicable BMPs</p>	Info Only



		<p>recommended in “Protecting Florida’s Springs – Land Use Planning Strategies and Best Management WILDLIFE, NATURAL RESOURCES, &amp; SUSTAINABILITY   FLU-31 Practices”, Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002. BMPs may include, but not be limited to:</p> <ul style="list-style-type: none"> <li>a. Increasing public awareness via Seminole County Government Television (SGTV) of the Florida Yards and Neighborhoods Program regarding proper lawn and landscaping fertilization and irrigation techniques;</li> <li>b. Restricting untreated water from a development site from directly discharging into karst features;</li> <li>c. Requiring development proposals to verify by surveys and/or studies the presence of karst features and sensitive natural habitat;</li> <li>d. Requiring a clearing and building construction setback of a minimum of fifty (50) feet from karst features or sensitive natural habitat; and</li> <li>e. Maintaining a minimum of twenty-five (25) feet and an average of fifty (50) feet of natural buffer adjacent to karst features.</li> </ul> <p>2. The County shall also adopt BMPs to: a. Increase public awareness of the Florida Yards and Neighborhoods Program regarding proper lawn and Florida - Friendly landscaping, fertilization, and irrigation techniques; b. Request the Wekiva Working Group to recommend policies and/or regulations to protect natural resources, including springheads; and c Discourage the use of flammable plants such as saw palmetto and wax myrtle adjacent buildings to ensure a defensible transition space to minimize wildfire impacts. D. Land Development Code Provisions.</p> <p>The County shall continue to enforce the land development regulations adopted in December 2006 (Section 369.321(6) Florida Statutes) to implement Plan policies that shall apply to properties located within the Wekiva Study Area. The County shall also consider adoption of a Wekiva Springs Overlay District to optimize the protection of springs.</p>	
41.		<p>The subject site is within the Wekiva Study and must comply with the following per the Seminole County Land Development Code:</p> <p><b>DIVISION 3. WEKIVA STUDY AREA ENVIRONMENTAL DESIGN STANDARDS</b></p> <p>30.10.5.11 Title and legislative findings. This Part shall be known and may be cited as the "Wekiva Study Area Environmental Design Standards".</p> <p>The following findings are hereby adopted as legislative findings by the Board of County Commissioners:</p> <p>(a)The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area.</p>	

		<p>(b) The numerous natural resources, including groundwater resources, within the Wekiva Study Area, are important resources that contribute to the quality of life in Seminole County.</p> <p><b>30.10.5.12 Purpose and intent. The purpose of this Part is to guide the design and location of development within the Wekiva Study Area in a manner which:</b></p> <p>Provides uniform design standards to establish high quality development.</p> <p>(b) Maintains existing flora and fauna.</p> <p>(c) Allows for effective and innovative planning and development activities.</p> <p>(d) Protects the natural resources, including, but not limited to, wetlands systems, karst features, sensitive natural habitat, groundwater resources, aquifer recharge areas, springs, and springsheds.</p> <p>(e) Provides for minimization of disturbance to listed species and their habitats.</p> <p>(f) Implements, and is consistent with, the provisions of the Wekiva Parkway and Protection Act. (g) Implements, and is consistent with, the Seminole County Comprehensive Plan.</p> <p><b>30.10.5.13 Applicability.</b> All new development or re-development, excluding single family lots existing on the effective date of this Part, except as may be otherwise provided for in this Part, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Land Development Code of Seminole County.</p> <p><b>30.10.5.14. Environmental development standards.</b></p> <p>(a) Karst Features Protection.</p> <p>(1) A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees.</p> <p>(2) A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed.</p> <p>(3) Fertilizers, pesticides, and herbicides shall be U.S. Government approved, and shall not be applied within fifty (50) feet of karst features, or natural water bodies.</p> <p>(4) Discharging of untreated water from a development site directly into karst features or natural water bodies shall be prohibited. Karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Vegetative swales, bio-retention, or other treatment methods, as approved by the Development Review</p>	
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		<p>Manager, may be installed to ensure minimal treatment of discharge into karst features and/or natural water bodies.</p> <p>(5) Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback and/or natural buffer as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the karst features, and further provided that a swale and berm are located between the development and the karst feature. The swale and/or berm shall be designed to direct drainage away from the karst feature, and approved by the Development Review Manager.</p> <p>(6) Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).</p> <p>(7) An applicant may object to the designation of karst features by providing demonstration through competent expert evaluations of hydrological and/or geotechnical data to the Development Review Manager that the land does not contain karst features as identified in this Part.</p> <p>(b) Sensitive Natural Habitat Protection.</p> <p>(1) A clearing and building construction setback of a minimum of fifty (50) feet from sensitive natural habitat areas, as defined in this Part, is required.</p> <p>(2) Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the sensitive natural habitat feature, and approved by the Development Review Manager.</p> <p>(3) Sensitive natural habitat areas shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).</p> <p>(4) An applicant may object to the designation of sensitive natural habitat by providing demonstration through competent expert evaluation of biological data to the Development Review Manager that the land does not contain sensitive natural habitat as identified in this Part. If the Development Review Manager concurs with the evaluations submitted by the applicant, these provisions shall not apply to the subject land.</p> <p>(c) Open Space Protection.</p> <p>(1) Open space areas shall be physically connected, whenever practicable, when spread throughout a development site.</p> <p>(2) Development shall preserve conservation areas via enforcement of the FP-1 (Floodprone) zoning classifications pursuant to Section 30.12.1.1 of this Code</p> <p>(3) Development shall meet the open space ratios and open space credit provisions established in Section 30.14.2.</p>	
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		<p>(4) Development shall use joint or shared access and stormwater facilities to minimize impervious surfaces, as determined by the Development Review Manager.</p> <p>(d) Protection of Most Effective Recharge Areas.</p> <p>(1) Development shall comply with the standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification of Section 30.10.1. For the purposes of this Part, all properties identified as containing Type "A" Hydrologic Soils Group, as defined by the U.S. Soil Conservation Service, shall be subject to the standards of the Aquifer recharge Overlay Zoning Classification of Section 30.10.1.</p> <p>(2) All residential developments shall use swales with swale blocks or raised driveway culverts, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a County Professional Engineer licensed in the State of Florida.</p> <p>(3) Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a County Professional Engineer licensed in the State of Florida.</p> <p>(4) Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.</p> <p>(e) Conservation Easements. Where easements are required by the County for protection of wetlands, floodprone areas, open space, karst features, or sensitive natural habitat, within this Part, these shall be dedicated to at least one (1) of the following entities:</p> <p>(1)St. Johns River Water Management District; or</p> <p>(2)The homeowners association; or</p> <p>(3)Seminole County.</p> <p>(f)Wekiva River Protection Area Environmental Design Standards In addition to the provisions contained in Division 3 (Wekiva Study Area Environmental Design Standards) of this Part, development activities must also comply with the following provisions contained in Division 2 (Wekiva River Protection Area Environmental Design Standards) of this Part:(1)Section 30.10.5.9. Definitions.(2)Subsection 30.10.5.10(b) (except for (b)(2)), (c), and (d).</p>	
42.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
43.	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
44.	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

45.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 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 accordance with NFPA 291, recommended practice for fire flow testing. 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 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 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"	Info Only
46.	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.	Info Only
47.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
48.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
49.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally southeast.	Info Only
50.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the southeast corner of the property.	Info Only
51.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
52.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
53.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
54.	Public Works - Engineering	The south driveway would not be allowed. It is too close to the intersection and in the turn lanes.	Info Only
55.	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards.	Info Only
56.	Public Works - Engineering	Traffic signal modifications are required.	Info Only



57.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, corner clip drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
58.	Public Works - Impact Analysis	No review required, net new trips to be generated will be less than requirement for a Traffic Impact Study (TIS).	Info Only

### DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7386 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) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

#### Cities:

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

#### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>