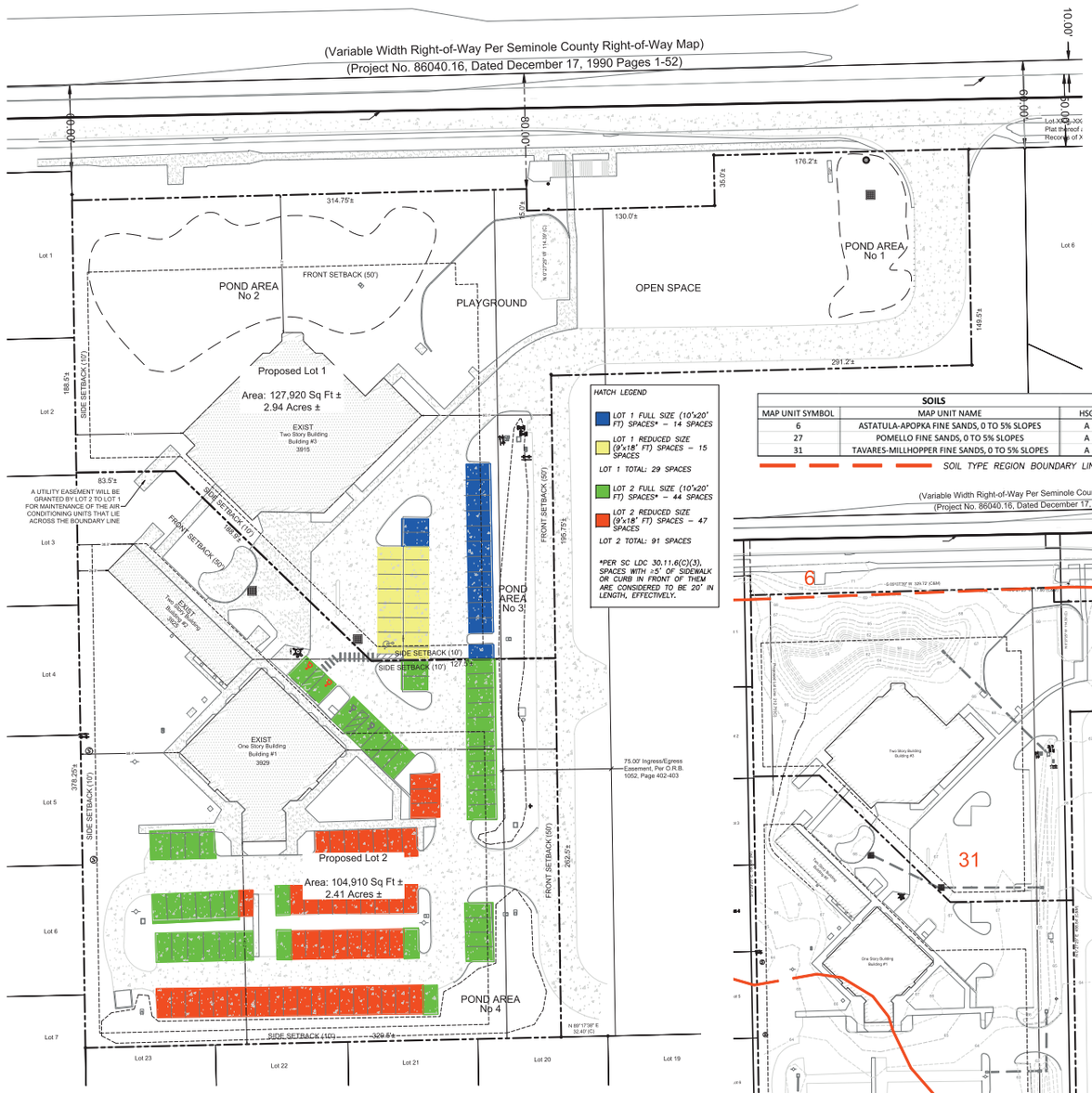


PRELIM. SUBDIVISION PLAN
1" = 40'

HATCH LEGEND

- LOT 1 FULL SIZE (10'x20' FT) SPACES* – 14 SPACES
- LOT 1 REDUCED SIZE (9'x18' FT) SPACES – 15 SPACES

LOT 1 TOTAL: 29 SPACES

- LOT 2 FULL SIZE (10'x20' FT) SPACES* – 44 SPACES
- LOT 2 REDUCED SIZE (9'x18' FT) SPACES – 47 SPACES

LOT 2 TOTAL: 91 SPACES

*PER SC LDC 30.11.6(C)(3), SPACES WITH ≥5' OF SIDEWALK OR CURB IN FRONT OF THEM ARE CONSIDERED TO BE 20' IN LENGTH, EFFECTIVELY.

SOILS		
MAP UNIT SYMBOL	MAP UNIT NAME	HSG
6	ASTATULA-APOPKA FINE SANDS, 0 TO 5% SLOPES	A
27	POMELLO FINE SANDS, 0 TO 5% SLOPES	A
31	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5% SLOPES	A

SOIL TYPE REGION BOUNDARY LINE

NOTES:
1. THE WATER & SANITARY SEWER SERVICE IS PROVIDED BY SEMINOLE COUNTY UTILITIES.
2. THE TOPOGRAPHIC INFORMATION REFLECTED ON THIS PLAN WAS PROVIDED BY THE OWNER.
3. EXISTING CONDITIONS INCLUDED FOR INFORMATION PURPOSES ONLY. BRAVO ENGINEERING, LLC DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SHOWN HEREON.
4. VERTICAL CONSTRUCTION WILL REQUIRE SEPARATE BUILDING PERMITS AND WILL BE REVIEWED FOR, AND SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, CHAPTERS 3, 5, 6, 7 AND 9, FOR 1) USE, 2) HEIGHT AND AREA LIMITATIONS, 3) CONSTRUCTION TYPES AND HORIZONTAL SEPARATION DISTANCES, 4) BUILDING ELEMENT PROTECTION AND 5) SPRINKLER AND ALARM REQUIREMENTS.
5. ALL STRUCTURES THAT ARE REQUIRED TO BE ACCESSIBLE PER THE 8TH ED (2023) FBC, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, SHALL SHOW THE ACCESSIBLE ROUTE FROM THE RIGHT OF WAY AND REQUIRED ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE ENTRANCE TO THE STRUCTURE. THE LOCATION OF ACCESSIBLE PARKING SPACES, LOADING ZONES, SIDEWALKS, AND EXIT RAMPS SHALL MEET REQUIREMENTS OF THE 8TH ED (2023) FBC, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
6. ADDRESS NUMBERS ARE TO BE CLEARLY VISIBLE FROM THE RIGHT OF WAY, MADE OF DURABLE WEATHER RESISTANT MATERIAL AND UTILIZES A CONTRASTING COLOR FROM THE IMMEDIATE BACKGROUND OF THE BUILDING STRUCTURE.
7. FOR STRUCTURES NOT VISIBLE FROM THE STREET, ADDRESS NUMBERS SHALL ALSO BE POSTED ON BOTH SIDES OF A FENCE, MAILBOX OR POST LOCATED AT THE DRIVEWAY ENTRANCE TO THE PROPERTY, SO IT IS VIEWABLE FROM BOTH DIRECTIONS OF THE STREET.
8. FOR COMMERCIAL TYPE OCCUPANCIES HAVING MULTIPLE ADDRESSES, IN ADDITION TO EACH BUILDING STRUCTURE BEING PROPERLY POSTED, THE RANGE OF THE ADDRESSES SHALL BE POSTED ON THE MAIN PLAZA OR OCCUPANCY SIGN, VISIBLE IN BOTH DIRECTIONS FROM THE STREET.
9. IF THERE IS A MAILBOX, MINIMUM 3" IN HEIGHT NUMBERS ARE ALSO REQUIRED ON BOTH SIDES.
10. COMMERCIAL ADDRESS NUMBERS ARE TO BE A MINIMUM OF 6' IN HEIGHT AND ½' WIDTH.

SCALE – 1"= 40'
–20 0 20 40 60 80

PSP NOTES:
1. ALL BUILDINGS AND SITE IMPROVEMENTS REFLECTED HEREIN ARE EXISTING.
2. NO IMPROVEMENTS ARE PROPOSED AS PART OF THIS APPLICATION PACKAGE.
3. THE EXISTING SURFACE WATER MANAGEMENT SYSTEM WAS PREVIOUSLY DESIGNED, PERMITTED, AND CONSTRUCTED.
4. EXISTING PARKING, DRAINAGE, AND UTILITIES WILL BE SHARED BETWEEN THE TWO RESULTING PARCELS.
5. IF IT IS DETERMINED BY COUNTY STAFF THAT ANY IMPROVEMENTS ARE REQUIRED, THE IMPROVEMENTS WILL BE ADDRESSED UNDER A SEPARATE FINAL ENGINEERING PLAN APPLICATION.
6. THE THREE RESULTING PARCELS, INCLUDING 19A (AKA SOCRATES PREP SCHOOL, NOT INCLUDED IN THIS PSP), WILL SHARE THE EXISITNG ACCESS DRIVE, INGRESS/EGRESS EASEMENT PER O.R.B. 1052/PG 402.
7. A PROPERTY OWNERS ASSOCIATION WILL BE CREATED. OWNERSHIP AND MAINTENANCE RESPONSIBILITIES WILL BE SPELLED OUT IN THE POA DOCS. IT IS INTENDED THAT BLANKET EASEMENTS WILL BE GRANTED, IN LIEU OF METES & BOUNDS DESCRIPTIONS. THESE INSTRUMENTS WILL BE RECORDED PRIOR TO FINAL PLAT AND IDENTIFIED ON THE PLAT.
8. THE PROPOSED USE WAS APPROVED BY SEMINOLE COUNTY ON JANUARY 28, 2019, DR PROJ # 18–32000008.
9. THE REQUIRED PARKING IS BASED ON THE CAPACITY OF THE LARGER ASSEMBLY ROOM, WHICH IS THE EXISTING SANCTUARY IN THE CHURCH, SINCE THE TWO ASSEMBLY AREAS WILL NOT BE IN USE CONCURRENTLY. THERE WILL BE NO INCREASE IN ASSEMBLY CAPACITY, SO NO ADDITIONAL PARKING IS REQUIRED.
10. ACCORDING TO THE SUVEYOR, THE LEGAL DESCRIPTION DOES NOT ADDRESS RIGHT OF WAY TAKING FOR RED BUG LAKE ROAD; BOUNDARY IS BASED UPON FOUND & CALCULATED MONUMENTATION AND PROPERTY APPRAISER'S GIS MAP.
11. ANY FENCE OWNED BY THE PROPERTY OWNERS THAT'S LOCATED IN THE ROW IS TO BE RELOCATED TO WITHIN THE PROPERTY BOUNDARY.
12. A UTILITY EASEMENT WILL BE GRANTED BY THE OWNERS OF LOT 2 TO THE OWNERS OF LOT 1 FOR MAINTENANCE OF THE AIR CONDITIONING UNITS THAT CROSS THE LOT BOUNDARY LINE.

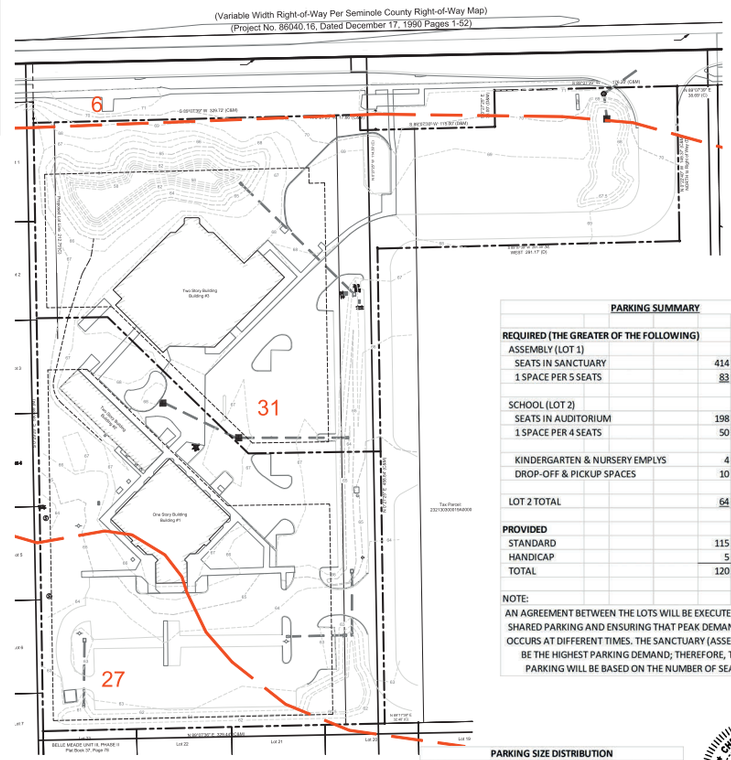
PARKING AGREEMENT NOTE:

A SHARED PARKING AGREEMENT EXISTS BETWEEN THE CHURCH AND THE SCHOOL.

THE CHURCH WILL REQUIRE THE USE OF 54 PARKING SPACES ON LOT 2 TO MEET THE COUNTY'S PARKING SPACE REQUIREMENT, PRIMARILY FOR ITS WORSHIP SERVICES ON SUNDAY MORNINGS, FROM 10:00 AM – 1:00 PM.

THE PRESCHOOL AND DAYCARE, WHOSE MINIMUM COUNTY PARKING REQUIREMENT IS SATISFIED BY LOT 2 ALONE, WILL PRIMARILY UTILIZE THE PARKING LOT ON WEEKDAYS DURING ITS HOURS OF OPERATION, 6:30 AM – 6:45 PM.

SITE DATA				
PROJECT NAME:	TUSKAWILLA UNITED METHODIST CHURCH			
PARCEL No:	23-21-30-300-0190-0000			
ADDRESS:	3925 RED BUG LAKE RD, CASSELBERRY, FL			
FLU:	LDR			
ZONING:	A-1 (AGRICULTURE)			
PROP. LAND USES:	LOT 1: CHURCH			
	LOT 2: PRIVATE DAYCARE/PRESCHOOL			
MIN LOT SIZE:	1 AC			
MIN WIDTH @ BUILDING LINE:	150'			
MAX BLDG HEIGHT:	35'			
MAX # OF STORIES:	2			
FLOOD ZONE:	X, F.I.R.M. No 120289, 9/28/07			
PROPOSED LOTS:	2			
BUILDING SETBACKS:	50' FRONT OR SIDE ABUTTING STREET, 10' SIDE, 30' REAR			
AREAS:				
TOTAL AREA:	232,830	SF	5.35	AC
Lot 1:	127,920	SF	2.94	AC
BUILDING 3:	12,326	SF (FOOTPRINT)		
BUILDING 3:	2,396	SF (2ND FLOOR AREA)		
BLDG 3 HEIGHT:	≤ 35	FT (2-STORIES)		
PAVED:	31,260	SF		
SIDEWALK:	5,815	SF		
IMPERVIOUS:	49,401	SF	1.13	AC
PERVIOUS:	78,519	SF	1.80	AC
Lot 2:	104,910	SF	2.41	AC
BUILDING 1:	7,000	SF (1-STORY)		
BLDG 1 HEIGHT:	≤ 35	FT (1-STORY W/ STEEPLE)		
BUILDING 2:	2,965	SF (FOOTPRINT)		
BUILDING 2:	2,963	SF (2ND FLOOR AREA)		
BLDG 2 HEIGHT:	≤ 35	FT (2-STORIES)		
SHED:	85	SF (ANCILLARY)		
PAVED:	39,834	SF		
SIDEWALK:	9,080	SF		
IMPERVIOUS:	58,964	SF	1.35	AC
PERVIOUS:	45,946	SF	1.05	AC



CONTOUR & SOILS MAP
1" = 60'

PARKING SUMMARY		
REQUIRED (THE GREATER OF THE FOLLOWING)		
ASSEMBLY (LOT 1)		
SEATS IN SANCTUARY	414	
1 SPACE PER 5 SEATS	83	SPACES
SCHOOL (LOT 2)		
SEATS IN AUDITORIUM	198	
1 SPACE PER 4 SEATS	50	SPACES
KINDERGARTEN & NURSERY EMPLYS	4	
DROP-OFF & PICKUP SPACES	10	
LOT 2 TOTAL	64	SPACES
PROVIDED		
STANDARD	115	
HANDICAP	5	
TOTAL	120	SPACES

NOTE:
AN AGREEMENT BETWEEN THE LOTS WILL BE EXECUTED ALLOWING FOR SHARED PARKING AND ENSURING THAT PEAK DEMAND FOR EACH LOT OCCURS AT DIFFERENT TIMES. THE SANCTUARY (ASSEMBLY AREA) WILL BE THE HIGHEST PARKING DEMAND; THEREFORE, THE REQUIRED PARKING WILL BE BASED ON THE NUMBER OF SEATS THEREIN.

PARKING SIZE DISTRIBUTION					
LOT 1					
9'x18' (MIN.)	15	SPACES	TOTAL	29	SPACES
10'x20' (MIN.)	14	SPACES	20% (10'x20' MIN):	6	SPACES
LOT 2					
9'x18' (MIN.)	47	SPACES	TOTAL	91	SPACES
10'x20' (MIN.)	44	SPACES	20% (10'x20' MIN):	19	SPACES

THEREFORE, SUFFICIENT 10'x20' PARKING IS PRESENT.

FIRE SAFETY COMMENTS:
- DUE TO THE CHANGE OF USE AND POTENTIAL REQUIREMENTS FROM OTHER DEPARTMENTS THIS MAY CHANGE THE REQUIRED FIRE DEPARTMENT ACCESS. PLEASE ACKNOWLEDGE THE FOLLOWING WILL BE MAINTAINED FOR FIRE DEPARTMENT ACCESS IN ACCORDANCE WITH NFPA 1, CHAPTER 18: 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 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 HOSE LAY: FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING IS LOCATED NOT MORE THAN 150 FT (450 FT IF EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM) FROM FIRE DEPARTMENT ACCESS ROADS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY (SECTION 18.2.3.2.2 AND 18.2.3.2.2.1 NFPA 1)
- THE POTENTIAL CHANGES MAY ALSO IMPACT THE FIRE DEPARTMENT TURNING RADIUS. PLEASE PROVIDE TURNING RADIUS ANALYSIS IF ANY PROPOSED CHANGE. INCLUDE TURNING RADIUS ANALYSIS WITH PLANS.
- A CHANGE OF OCCUPANCY CLASSIFICATION WILL REQUIRE A PERMIT AND POSSIBLY AN ALTERATION TO THE EXISTING STRUCTURE TO COMPLY WITH CURRENT CODE (7TH ED FFPC TO INCLUDE NFPA 1 AND 101 2018 ED.) EXAM LE: BUSINESS TO MERCANTILE, RESIDENTIAL TO COMMERCIAL
- PER NFPA 101, CHAPTER 14, EDUCATIONAL BUILDINGS SHALL BE PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.

PROPOSED LAND USES:
- LOT 1 – LIMITED TO PERMITTED USES IN THE ZONING DISTRICT A–1, UNLESS A SPECIAL EXCEPTION IS SUBSEQUENTLY APPROVED.
- LOT 2 – LIMITED TO PERMITTED USES IN THE ZONING DISTRICT A–1 AND (AS REFLECTED IN DEVELOPMENT ORDER 18–32000008) PRIVATE KINDERGARTEN, MIDDLE SCHOOL, HIGH SCHOOL, AND NURSERY SCHOOL, UNLESS A SUBSEQUENT SPECIAL EXCEPTION IS APPROVED.

CHRISTOPHER T. BRAVO LICENSE No. 58562 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Christopher T. Bravo, PE on the time & date stamp shown using digital signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Digitally signed by Christopher T Bravo
SN: C=US; O=Florida; dnQualifier=A01410C0000018563F47D58000D03BD; CN=Christopher T Bravo
Date: 2025.08.13 15:27:22 -04'00'

CHRISTOPHER T. BRAVO, P.E.
REGISTRATION # 58562
C.A. # 28953

TUSKAWILLA UNITED METHODIST CHURCH
3925 RED BUG LAKE RD, CASSELBERRY, FL

PRELIMINARY SUBDIVISION PLAN

BRAVO ENGINEERING, LLC
7221 ALOMA AVE, STE 300
WINTER PARK, FLORIDA 32792
Telephone: 407–252–1671

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NO.	DATE	DESCRIPTION
0	11/10/23	INITIAL SUBMITTAL TO COUNTY
1	03/27/24	REVISED PER COUNTY COMMENTS
2	08/07/24	REVISED PER COUNTY COMMENTS
3	08/12/25	REVISED PER COUNTY COMMENTS

DRAWN BY: CTB
CHECK BY: CTB
PROJECT NO.:2023–23
PROJECT DATE:09/20/23

C1.0