

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

PROJECT NAME:	COLUMBARIUM - PRE-APPLICATION	PROJ #: 26-8000036
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/26/26	
RELATED NAMES:	EP JD SALAZAR	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	16-21-31-5CA-0000-095A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A COLUMBARIUM ON 440 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF MIKLER RD	
NO OF ACRES	4.40	
BCC DISTRICT	Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF MIKLER RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
LUIS PAGAN AP CONSTRUCTION CONTRACTOR LLC 212 LIVE OAKS BLVD CASSELBERRY FL 32707 (407) 821-7259	JD SALAZAR BARRIOS ENGINEERING 7575 DR PHILLIP BLVD STE 260 ORLANDO FL 32819 (407) 906-7428	

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

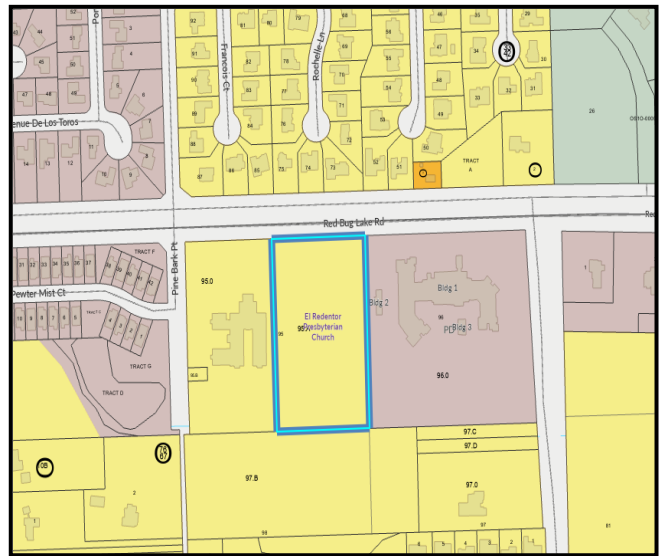
- The subject property has a Future Land use of Low Density Residential and A-1 (Agriculture) zoning.
- To place a columbarium on the church property, the applicant would be required to apply for a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only
2.	Public Works - Engineering Jim Potter	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. It does not appear that the area of work will impact the floodplains.	Info Only
3.	Public Works - Engineering Jim Potter	Please provide St. Johns River Water Management District's permit or Notice of Exemption prior to final engineering approval.	Info Only
4.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope south.	Info Only
5.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to existing wetlands and existing canal south of the property.	Info Only
6.	Public Works - Engineering Jim Potter	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
7.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
8.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. It is not clear if there is an existing drainage system for the site. Per the Public Works Engineering Manual, A site with no functioning drainage system, the site will have to address at minimum water quality for the site.	Info Only
9.	Public Safety - Fire Marshal Matthew Maywald	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
10.	Planning and Development Annie Sillaway	Based on the recent code changes, El Redentor Presbyterian Church is classified as a legal nonconforming civic use. Staff proposes including the existing church in the Special Exception for the columbarium. Per Sec. 30.6.17 (b) Community Facility. A civic assembly use generally designed for and intended to serve the residents of several neighborhoods within the	Info Only

		<p>same approximate geographic area. 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: (1) Maximum Lot Area: Ten (10) acres of developable land (2) Maximum Assembly: Five hundred (500) seats or fewer in the largest assembly space (3) Exceptions: An assembly facility proposed on more than ten (10) acres of developable land with fewer than five hundred (500) seats in the largest assembly space may be classified and approved as a community facility in residential zoning districts through the special exception process when the County Commission finds that the increased acreage of the development site will not have a detrimental effect on the residential character of the neighborhood and any negative impacts can be effectively mitigated.</p>	
11.	<p>Planning and Development Annie Sillaway</p>	<p>497.260 Cemeteries; exemption; investigation and mediation.— (1) The provisions of this chapter relating to cemeteries and all rules adopted pursuant thereto shall apply to all cemeteries except for: (f) A columbarium consisting of less than one-half acre which is owned by and immediately contiguous to an existing religious institution facility and is subject to local government zoning. The religious institution establishing such a columbarium shall ensure that the columbarium is perpetually kept and maintained in a manner consistent with the intent of this chapter. If the religious institution relocates, the religious institution shall relocate all of the urns and remains placed in the columbarium which were placed therein during its use by the religious institution.</p>	Info Only
12.	<p>Planning and Development Annie Sillaway</p>	<p>Florida Statute 497.005 Columbarium definition: means a structure or building that is substantially exposed above the ground and that is intended to be used for the inurnment of cremated remains.</p>	Info Only
13.	<p>Planning and Development Annie Sillaway</p>	<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. 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</p>	Info Only

		<p>applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	
14.	Planning and Development Annie Sillaway	The building setbacks for the A-1 (Agriculture) zoning district are: Front: Fifty (50) feet, Side yard: Ten (10) feet, Rear: Thirty (30) feet.	Info Only
15.	Planning and Development Annie Sillaway	<p>The proposed use in the current Zoning District designation and will require the following process: A Special Exception would be required in order to allow a columbarium. Special Exception process:</p> <p>Step 1 - Special Exception: 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.</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>	Info Only
16.	Planning and Development Annie Sillaway	<p>The proposed project is subject to Site Plan Review Process that can be found under Chapter 40 of the Seminole County Land Development Code. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</p>	Info Only
17.	Planning and Development Annie Sillaway	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances.</p> <p>Community Meeting Procedures Section 30.3.5.3 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</p>	Info Only

		<p>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</p> <p>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).</p>	
18.	<p>Planning and Development Annie Sillaway</p>	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24x 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 shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.</p>	Info Only
19.		<p>Per Sec. 30.3.1.5 Special exceptions.</p> <p>(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. 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>	

		<p>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</p> <p>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</p> <p>(3) Is consistent with the County's comprehensive plan; and</p> <p>(4) Will not adversely affect the public interest; and</p> <p>(5) Meets any special exception criteria described in Additional Use Standards; and</p> <p>(6) Meets the following additional requirements if located in the applicable zone:</p> <p style="padding-left: 40px;">a. If located in A-10, A-5, A-3, or A-1:</p> <p style="padding-left: 80px;">i. Is consistent with the general zoning plan of the rural zoning classifications; and</p> <p style="padding-left: 80px;">ii. Is not highly intensive in nature; and</p> <p style="padding-left: 80px;">iii. Is compatible with the concept of low-density rural land use; and</p> <p style="padding-left: 80px;">iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.</p> <p>(b) Conditions on special exceptions. In granting any special exception, the Planning and Zoning Commission may recommend and the Board of County Commissioners may prescribe appropriate conditions and safeguards. Violation of such conditions and safeguards when made a part of the terms under which the special exception is granted, shall be deemed a violation of this Chapter. The Planning and Zoning Commission may recommend and the Board of County Commissioners may prescribe a reasonable time limit within which the action for which the special exception is required shall be begun or completed, or both.</p> <p>(c) Application for special exception. An applicant for a special exception shall file with the Planning & Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan. The conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas</p>	
--	--	--	--

		and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping.	
20.	Environmental Services Maliha Rahman	Seminole County Utilities has no objection to the proposed columbarium. No utility work required.	Info Only
21.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre.	Info Only
22.	Comprehensive Planning David German	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use. Proposed use must also be compatible with the underlying zoning.	Info Only
23.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	No Review Rrequired	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Environmental Services	No Review Required	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@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