

**SEMINOLE COUNTY GOVERNMENT**  
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
 SANFORD, FLORIDA 32771

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

<b>PROJECT NAME:</b>	<b>LIFEPOINT CHRISTIAN CHURCH - PRE-APPLICATION</b>	<b>PROJ #: 24-80000138</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/11/24	
RELATED NAMES:	EP RYAN HOFFMAN	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	25-20-29-300-0170-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO RENOVATE EXISTING BUILDING AND TO CONSTRUCT A NEW BUILDING ON 2.53 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF MYRTLE LAKE HILLS RD, NORTH OF E E WILLIAMSON RD	
NO OF ACRES	2.53	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF MYRTLE LAKE HILLS RD, NORTH OF E E WILLIAMSON RD	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RYAN HOFFMAN HOFFMAN & ADAMS CONSTRUCTION LLC LONGWOOD FL 32750 (423) 963-8220 RYAN@HACONSTRUCTIONS.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

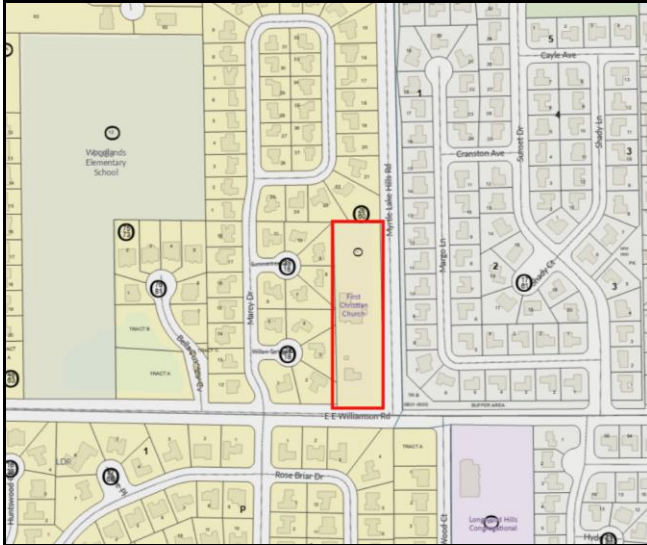
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

# PROJECT MANAGER COMMENTS

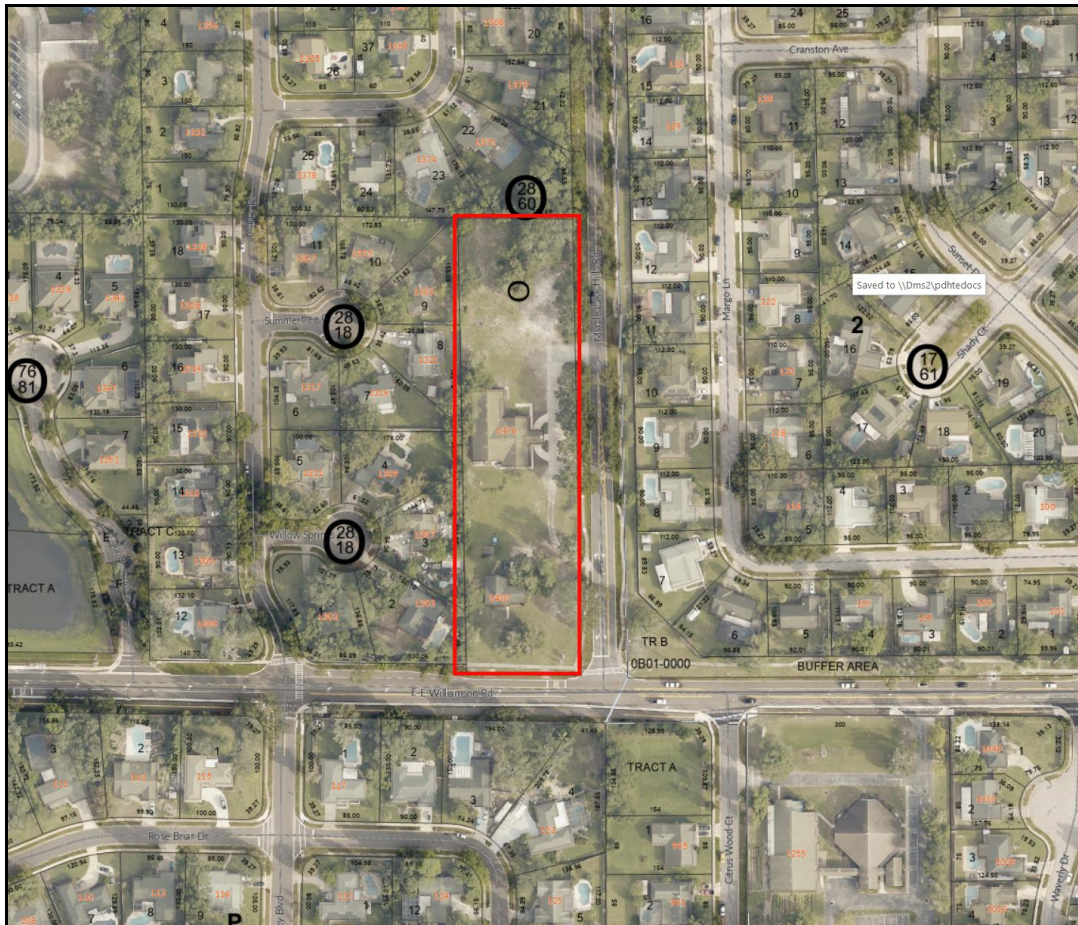
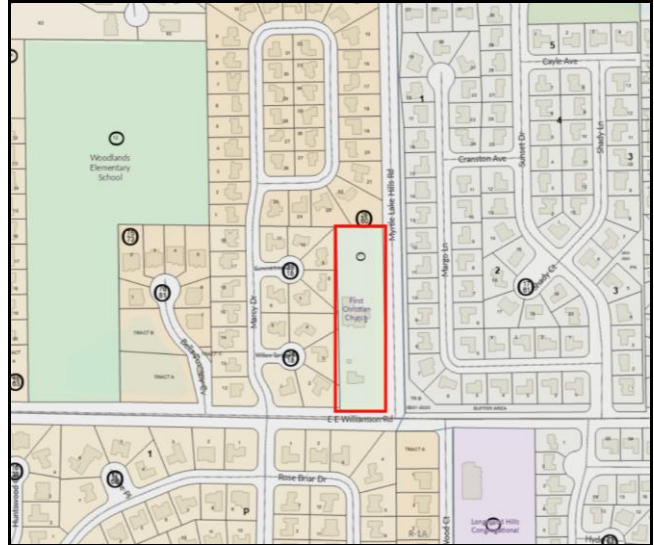
- The subject site has a Low Density Residential Future Land Use designation with A-1 (Agriculture) Zoning.

## PROJECT AREA ZONING AND AERIAL MAPS

Low Density Residential FLU



A-1 (Agriculture) Zoning



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	Status
1.	Buffers and CPTED Maya Athanas	A full buffer review will be done at time of site plan review. For a complete buffer review please provide the following information with the site plan application: 1. Net buildable Area. 2. Floor Area Ratio. 3. Impervious Surface Ratio. 4. Building Height in feet. This is used to calculate the land use intensity of the site.	Info Only
2.	Buffers and CPTED Maya Athanas	Existing trees may be used for buffer purposes.	Info Only
3.	Buffers and CPTED Maya Athanas	A landscape plan must be submitted with the site plan. For each buffer, provide a calculation that indicates: (a) length of buffer; (b) required number of plant units per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference. Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.	Info Only
4.	Buffers and CPTED Maya Athanas	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
5.	Building Division Jay Hamm	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
6.	Building Division Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division Jay Hamm	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 Maya Athanas	The future land use (FLU) is Low Density Residential (LDR) which allow for houses of worship.	Info Only
9.	Environmental Services James Van Alstine	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
10.	Natural Resources Sarah Harttung	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification. Impervious surface	Info Only

		coverage is limited to 65%. Please see SCLDC 30.10.1 for additional regulations pertaining to this overlay.	
11.	Natural Resources Sarah Harttung	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
12.	Natural Resources Sarah Harttung	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
13.	Natural Resources Sarah Harttung	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
14.	Planning & Development Joy Giles	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.	Info Only
15.	Planning & Development	The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning.	Info Only
16.	Planning & Development	Under the A-1 zoning classification churches (civic assembly's) are categorized as follows: <ul style="list-style-type: none"> <li>• Neighborhood Civic Assembly: 100 or fewer seats (in the largest assembly space).</li> <li>• Community Civic Assembly: 500 or fewer seats (in the largest assembly space).</li> </ul>	Info Only

		<p>A Neighborhood Civic Assembly requires Limited Use approval by the Planning &amp; Development Manager.</p> <p>A Community Civic Assembly requires approval of a Special Exception from the Board of County Commissioners.</p> <p>The total number of seats provided will determine what approval process is required for the expansion of the existing church facility.</p>	
17.	<p>Planning &amp; Development</p> <p>Joy Giles</p>	<p>Additional development of the site will require submittal and approval of an Engineered Site Plan. The Site Plan must demonstrate compliance with all requirements of the Seminole County Land Development Code (SCLDC), including but not limited to; building setbacks, required landscape buffers, maximum building height, minimum parking requirements, access, storm-water requirements, ect.</p>	Info Only
18.	<p>Public Safety - Fire Marshal</p> <p>Matthew Maywald</p>	<p>Type of use and size of building may require fire sprinklers and fire alarms.</p>	Info Only
19.	<p>Public Safety - Fire Marshal</p> <p>Matthew Maywald</p>	<p>Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p>	Info Only
20.	<p>Public Safety - Fire Marshal</p> <p>Matthew Maywald</p>	<p>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</p>	Info Only
21.	<p>Public Safety - Fire Marshal</p> <p>Matthew Maywald</p>	<p>"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</p>	Info Only

		diameter greater than 2 1/2 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"	
22.	Public Safety - Fire Marshal Matthew Maywald	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
23.	Public Safety - Fire Marshal Matthew Maywald	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
24.	Public Works - Engineering Vladimir Simonovski	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
25.	Public Works - Engineering Vladimir Simonovski	The proposed project is located within the Soldiers Creek Drainage Basin.	Info Only
26.	Public Works - Engineering Vladimir Simonovski	Based on the USDA Web Soil Survey, the site has predominantly Adamsville-Sparr Fine Sands (94%), Map Unit Symbol 2; and Tavares-Millhopper Fine Sands, 0-5 % slopes (88%), Map Unit Symbol 31; and Urban Land, 0-2 % slopes (12%) Map Unit Symbol 34. Tavares-Millhopper Fine Sands, 0-5 % slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition. Urban Land, 0-2 % slopes, has not been classified by the USDA for quality of draining. Urban Land constitute 85% of the Map Unit Composition. The USDA Web Soil Survey does not estimate the Depth to Water Table and does not designate the Hydrologic Soil Group. Minor Components (Matlacha, St.	Info Only

		Augustine, Paola, Pomello, Adamsville, Cypress Lake, Brynwood, Immokalee, Myakka, EauGallie, and Apopka) constitute 15% of the Map Unit Composition.	
27.	Public Works - Engineering Vladimir Simonovski	Based on the available one (1) foot contours, the topography of the site appears to slope from west / northwest to east. The highest ground elevation appears to be 90.0 feet (north) and the lowest 86.0 feet (east).	Info Only
28.	Public Works - Engineering Vladimir Simonovski	Based on the preliminary review, the site appears to be draining towards the Seminole County "right-of-way" (Myrtle Lake Hills Road), with viable outfall and defined conveyance system. An existing 15-inch RCP conveys the runoff to the Seminole County Wet Detention Pond, located just north of the Bay Lagoon residential development. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
29.	Public Works - Engineering Vladimir Simonovski	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 area, 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
30.	Public Works - Engineering Vladimir Simonovski	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
31.	Public Works - Engineering Vladimir Simonovski	It appears that the only access to the subject property is from Myrtle Lake Hills Road. This road is owned and maintained by Seminole County. Myrtle Lake Hills Road is functionally classified as Local Road and represents a rural section roadway (approximately 22-feet wide pavement, no curb and gutter, and pedestrian concrete sidewalk on both sides). The roadway geometry meets the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). Myrtle Lake Hills Road was last resurfaced in 2020, it has Pavement Condition Index (PCI) value of 94, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. It appears that there is only one paved full access driveway to the subject property that meets the County standards; however, another dirt access path, located south of the main driveway, has been utilized. This second access point has not been approved by the County and any changes	Info Only

		in the traffic flow patterns will require a Traffic Circulation and Safety Analysis to demonstrate that there will be no adverse impact (traffic delays and safety hazards) on Myrtle Lake Hills Road. Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b).	
32.	Public Works - Engineering Vladimir Simonovski	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk. Seminole County currently adopted prices for paying into the Sidewalk Fund are: \$82.65 per linear feet for 5-feet width and \$92.17 per linear feet for 6-feet width. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only

**AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS**

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER
Public Safety - Fire Marshal	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Works - Engineering	Vladimir Simonovski <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>



Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - Impact Analysis	William Wharton
Building Division Review Coordinator	Jay Hamm
Planning and Development	Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Comprehensive Planning	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Building Division	Jay Hamm

## RESOURCE INFORMATION

**Seminole County Land Development Code:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

**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/>

**Wekiva Consistency form:**

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

**Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

**Seminole County Wetland Information:**

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

**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) 665-3621	

**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>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>