

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

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

PROJECT NAME:	NORTH ORLANDO MUSLIMS COMMUNITY CENTER -	PROJ #: 23-8000006
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/13/23	
RELATED NAMES:	EP ZUBAIR MIYANJI	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	35-19-29-300-006A-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A RELIGIOUS PRAYING HALL AND SUNDAY SCHOOL ON 2.19 ACRES IN THE A-1 ZONING DISTRICT	
NO OF ACRES	2.19	
BCC DISTRICT	5- Herr	
CURRENT ZONING	A-1	
LOCATION	SOUTHEAST OF LAKE MARKHAM ROAD AND SOUTH OF SOUTH SYLVAN LAKE DRIVE	
FUTURE LAND USE	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ZUBAIR MIYANJI 2220 SAN JACINTO CIRCLE SANFORD FL 32771 (407) 967-9929 ZUBAIRMIYANJI@AOL.COM	SYED HYDER 16809 BROADWATER AVE WINTER GARDEN FL 34787 (321) 229-2179 SIHASSOC@GMAIL.COM	

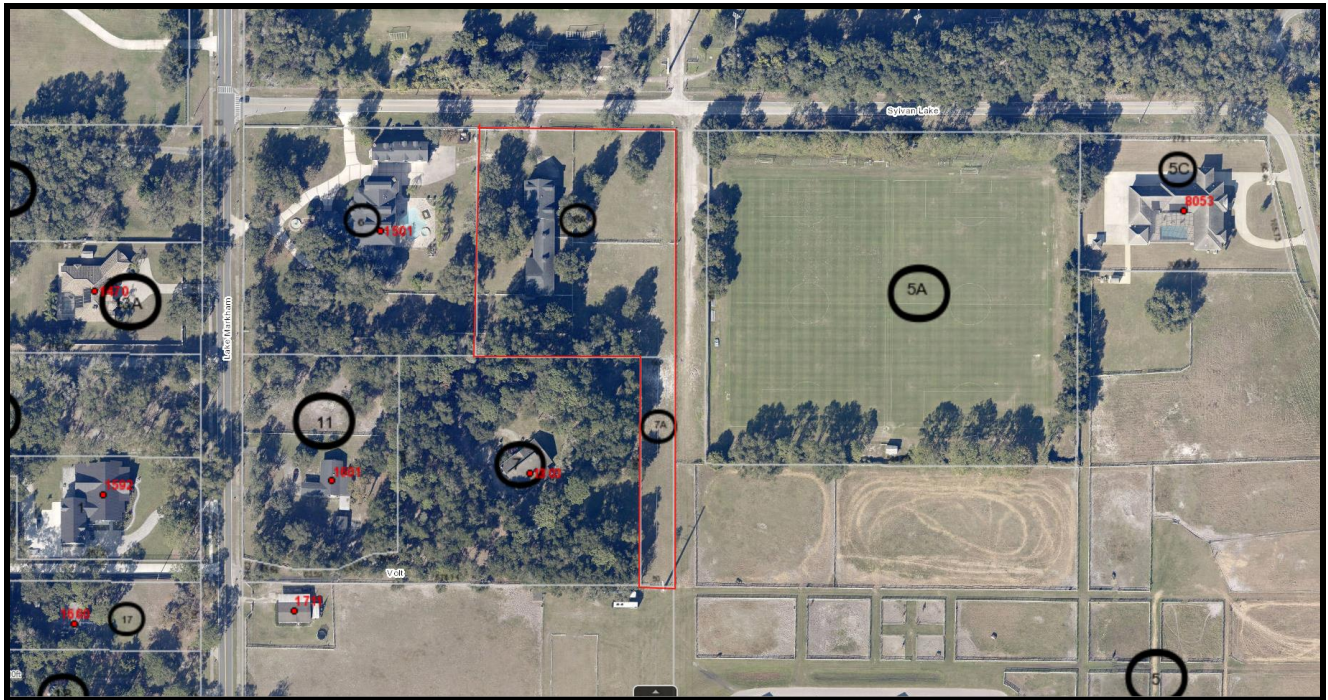
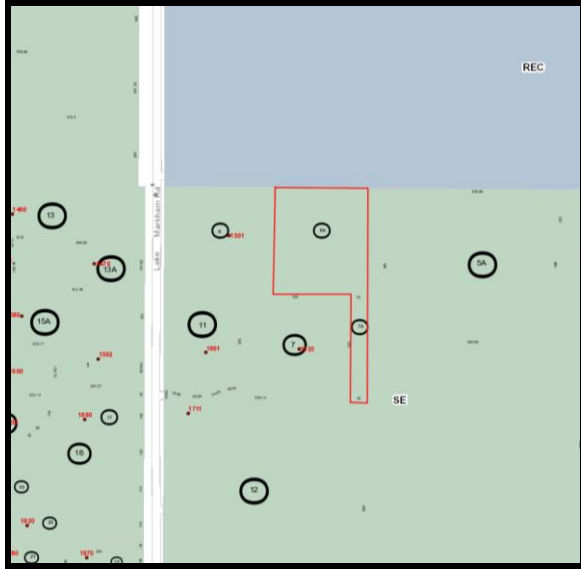
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 site has a Suburban Estates Future Land Use designation and A-1 (Agriculture) zoning. The proposed use of a House of Worship is permitted under the existing Future Land Use and Zoning classification.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30. 1292. Further, a parking buffer in accordance with 3.1287 will be required east of the proposed parking lot. These are in addition to the standard buffers.	Informational
4.	Buffers and CPTED	Please provide the floor area ratio, impervious surface ratio, and building height in feet. This is used to calculate the land use intensity of the site and to determine if additional standard buffers are required. Based on current information, staff estimates a 0.3 opacity buffer required for the west and south and a 0.1 opacity buffer required on the north and east.	Informational
5.	Buffers and CPTED	The existing vegetation may satisfy buffer requirements. Please indicate the number and type of trees on site when submitting for site plan review.	Informational
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
7.	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 7th ED (2020) 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 7th Edition (2020) Florida Building Code - Existing Building.	Informational
8.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. No action required at this point.	Informational
10	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.	Informational
11	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
12	Building Division	As stated in your narrative this may have been an illegal lot split. This property was once addressed as 1501 Lake Markham Rd, a barn structure for the large single family residence to the west. We did find a barn permit from 2000 but no plans. There are plans for an addition to the barn, permit	Informational

		07-00009833. These plans do not show any of the existing living area/kitchen or stairs. This was simply a one-story barn/stable structure. It appears there has been extensive interior work performed without acquiring the proper building permits. Please contact the Seminole County Building division public records office if you wish to obtain the barn/stable addition plans. (Ruth at 407-665-7081.) rgolsteyn@seminolecountyfl.gov	
13	Comprehensive Planning	The Future Land Use is Suburban Estates (SE) which allows for Houses of Worship and schools.	Informational
14	Comprehensive Planning	Property is within the Wekiva River Protection Area. Submittal must include the Wekiva River Protection Act Application for Consistency Review, available at the following link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf	Informational
15	Environmental Services	The nearest potable waterline is a 12" diameter potable waterline running along the west side of Lake Markham Road approximately 400 feet away.	Informational
16	Environmental Services	The nearest reclaimed waterline for irrigation is a 12" diameter line running along the east side of Lake Markham Road approximately 400 feet away.	Informational
17	Environmental Services	There are no sanitary sewer services available in this area.	Informational
18	Natural Resources	The proposed project is within the Wekiva River Protection Area (WRPA). See SCLDC Chapter 30 Part 58 for requirements for development within the WRPA.	Informational
19	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Informational
20	Natural Resources	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	Informational
21	Planning & Development	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 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/	Informational
22	Planning & Development	The subject site has a Suburban Estates Future Land Use designation and A-1 (Agriculture) zoning. The proposed use of a House of Worship is permitted under the existing Future Land Use and Zoning classification.	Informational
23	Planning & Development	Development of the site will require submittal and approval of a Site Plan. The Site Plan will be required to meet all Seminole	Informational

		County Land Development Code regulations including but not limited to parking, building setbacks, access and drive aisle, and landscape buffers.	
24	Planning & Development	The site is located within the Wekiva River Protection Area (WRPA) and must comply with all development standards of Seminole County Comprehensive Plan Policy FLU 12.3, Policy FLU 12.8, Policy FLU 12.9, and Policy FLU 13.2.	Informational
25	Planning & Development	In the WRPA, a minimum of 50 percent of trees must be preserved.	Informational
26	Planning & Development	<p>The site is located within the Aquifer Recharge Overlay and must comply with Seminole County Land Development Code Sec. 30.1027-Development Standards and Sec. 30.1026-Off-Street Parking and Landscape Regulations.</p> <ul style="list-style-type: none"> • Sec. 30.1027: The maximum area covered by structures and impervious surface shall not exceed sixty-five percent for non-residential uses. 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. • Sec. 30.1026: (1). With the exception of handicapped parking spaces, a minimum of ten percent but no more than twenty-five percent of the total number of required off-street parking spaces shall not be paved. In addition, all parking spaces exceeding the minimum number shall not be paved. These spaces shall be clearly delineated on the site plan and located at the periphery of the building site or otherwise located where they are unlikely to be used on a continuing basis. All accessways and aisles serving these spaces shall be paved. Grass, mulch, gravel, turf block or any durable dust free surface shall be used in the unpaved spaces if permitted by state law. (2). With the exception of parking spaces that are required by law to be of certain dimensions or of a certain area, a maximum reduction of up to two feet from the required depth of a parking stall and one foot from the required width of a parking stall shall be permitted for paved parking spaces. 	Informational
27	Planning & Development	Building setbacks for the A-1 (Agriculture) zoning district are: Front Yard – 50 Ft. Side Yard – 10 Ft. Rear Yard – 30 Ft	Informational
28	Planning & Development	Parking regulations for Churches, Temples, or Places of Worship are: 1 space for each 5 seating places in the main auditorium.	Informational
29	Planning & Development	The site must provide a minimum of 25% open space.	Informational
30	Planning & Development	Landscape buffers may be required around the perimeter of the site in accordance with Seminole County Land Development Code Sec. 30.1281 Landscaping, Screening and Buffering.	Informational
31	Planning & Development	Any proposed outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234 – Outdoor	Informational

		Lighting Requirements.	
32	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 18.2.3.4 (2018 Edition).	Informational
33	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020)	Informational
34	Public Safety - Fire Marshal	Large buildings may require fire sprinklers if access to the building (hose lay) is not met per NFPA 1, Section 18.2.3.2.2.	Informational
35	Public Safety - Fire Marshal	Permits will be required for the change of use of the structure(s) from residential to Commercial per NFPA 101, CH 4, 4.6.11. All Building rehabilitation shall comply with NFPA 101, CH 43.	Informational
36	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted:1)Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).2)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).3)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).4)Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.5)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 212 in. NFPA 1, 18.5.7.6)Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
37	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
38	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin.	Informational
39	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Informational
40	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.	Informational
41	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Informational
42	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lake Sylvan	Informational
43	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
44	Public Works - Engineering	The site lies within the Wekiva River Protection Area (WRPA) Protection Zone which is a more restrictive subset of the Wekiva River Protection District.	Informational
45	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	Informational

		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 www.sjrwmd.com .	
46	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
47	Public Works - Engineering	The roadway geometry does not appear to meet County standards. Note minimum 20' width of pavement is required. The roadway structure may not meet County standards. The structure would have to be evaluated during site plan review and brought to County Standard if not to County Standard.	Informational
48	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements. Note that there does not appear to be County ROW along this portion of Sylvan Lake Drive but it may exist. This would have to be verified.	Informational
49	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational
50	Public Works - Engineering	The site may be in a high recharge area.	Informational

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	Email	Reviewer Comments
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Paul Zimmerman, PE (407) 665-2040
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Phone: 407-665-7391
Planning and Development	Joy Giles	ygiles@seminolecountyfl.gov	Joy Giles
Building Division Review Coordinator	Jay Hamm	jhamm@seminolecountyfl.gov	
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Jim Potter 407 665 5764
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	407.665.2681
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	

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

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	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) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org