

Document date:

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

PROJECT NAME:	FOREST LAKE ACADEMY EXPANSION - PRE-APPLICATION	PROJ #: 24-80000118
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/16/24	
RELATED NAMES:	EP DOMINICK TRESSLER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	08-21-29-300-0110-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN EXPANSION OF AN EXISTING CAMPUS ON 196.43 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SAND LAKE RD, WEST OF LAKE BRANTLEY RD	
NO OF ACRES	196.43	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF SAND LAKE RD, WEST OF LAKE BRANTLEY RD	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
FLA CONFERENCE ASSN 500 EDUCATION LOOP APOPKA FL 32703	DOMINICK TRESSLER H&T CONSULTANTS 9310 S OLD KINGS ROAD STE 100 JACKSONVILLE FL 32257 (904) 419-1001 DOMINICK.TRESSLER@ATT.NET	

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](#).

AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at review of any amendment to the Planned Development. Landscape buffers must conform to the Developer's Commitment Agreement.	Info Only
3.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	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	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	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	The property had a Planned Development Future Land Use designation. Staff does not anticipate requiring a FLU amendment for the proposed project unless the proposed use is not permitted within the Planned Development's Developer's Commitment Agreement.	Info Only
9.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services for any utility related inquires/changes. No review required.	Info Only
10.	Natural Resources	If trees other than palms are proposed for removal, please submit an arbor permit with the site plan application.	Info Only
11.	Planning and 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	Info Only

		<p>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>	
12.	Planning and Development	The Property is within the Forest Lake Academy PD and shall be developed in accordance with the approved Planned Development Developer's Commitment Agreement , Development Order and Master Development Plan. Any substantial change to the approved Development Order or Development Commitment Agreement requires approval by the Board of County Commissioner's at a Public Hearing.	Info Only
13.	Planning and Development	<p>In the 2005 Development Order the building setback for Tract 2 for the Commercial Development is: Front - Twenty (20) feet, Side - Zero (0) feet, Side Street - Twenty (20) feet, Rear - Ten (10) feet,</p> <p>Rear Adjacent to Residential - Twenty-five (25) feet - 1-story buildings and Fifty (50) feet- 2-story buildings.</p> <p>Tract 3 and 4 for Institutional development is: Front - Twenty (20) feet, Side - Zero (0) feet, Side Street - Twenty (20) feet, Rear - Ten (10) feet, Rear Adjacent to Residential - Twenty-five (25) feet - 1-story buildings and Fifty (50) feet- 2-story buildings.</p>	Info Only
14.	Planning and Development	The proposed uses as shown in the plan provided in the pre-application are permitted in Forest Lake Academy PD; however, additional uses may trigger an amendment to the PD.	Info Only
15.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</p>	Info Only
16.	Planning and Development	<p>Parking and landscaping requirement in the Forest Lake PD Development Order, the parking requirements for the subject use are: Office: One (1) space per 250 square feet, Commercial/Retail: One (1) space per 250 square feet, Commercial/Restaurant: One (1) space per five (5)seats.</p>	Info Only
17.	Planning and	Per Chapter 30, Part 15 - If outdoor lighting is	Info Only

	Development	<p>proposed, a photometric plan may be required. Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. Outdoor Lighting Requirements.</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT64OREPALOLARE_S30.1234OULIRE</p>	
18.	Planning and Development	All interconnected sidewalk systems shall be provided to serve all areas of the development, including connections from buildings to internal streets, and providing links to public sidewalks on outside streets where feasible.	Info Only
19.	Planning and Development	There shall be a minimum twenty (20) foot wide buffer adjacent to SR 436 within Tracts 2 & 3. The buffer shall be irrigated and shall include four (4) canopy trees per 100 feet, a minimum of three (3) inches in diameter as measured one (1) foot above ground.	Info Only
20.	Planning and Development	The main church and academy buildings shall be limited to three (3) stories with roof peak elevations a maximum of fifty (50) feet. A tower on Tract 3 shall be limited to eighty (80) feet. All other structures shall not exceed the maximum building height of thirty-five (35) feet.	Info Only
21.	Planning and Development	The maximum building height of commercial/offices uses is thirty-five (35) feet.	Info Only
22.	Planning and Development	<p>On the site use diagram, there are buildings in green that are labeled commercial uses is on Tract 3 and 4. Commercial uses are only permitted on Tract 2.</p> <p>At time of site plan review, the site plan must demonstrate the existing and/or proposed use of all building and structures.</p>	Info Only
23.	Planning and Development	The subject property is required to maintain twenty-five (25) percent open space.	Info Only
24.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	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
26.	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
27.	Public Safety -	"All the following items shall be acknowledged and	Info Only

	Fire Marshal	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 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"	
28.	Public Safety - Fire Marshal	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
29.	Public Safety - Fire Marshal	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)	Info Only
30.	Public Safety - Fire Marshal	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	Info Only

		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.	
31.	Public Works - Engineering	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.	Info Only
32.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Info Only
33.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
34.	Public Works - Engineering	This site has known drainage deficiencies and downstream flood issues. Retention for the entire 25 year 24 hour storm event maybe required.	Info Only
35.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north and east.	Info Only
36.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the Little Wekiva.	Info Only
37.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
38.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
39.	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 www.sjrwmd.com .	Info Only
40.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
41.	Public Works - Impact Analysis	A traffic impact analysis (TIA) may be required for this redevelopment if the net new trip generation (difference between the previous and proposed uses) from the proposed project generates an additional 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for review and approval prior to submittal of the TIA itself.	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	STATUS	REVIEWER
Public Works - Impact Analysis	Review Complete	William Wharton
Public Works - Engineering	Review Complete	Jim Potter
Comprehensive Planning	Review Complete	Maya Athanas
Natural Resources	Review Complete	Sarah Harttung
Planning and Development	Review Complete	Annie Sillaway
Environmental Services	No Review Required	James Van Alstine
Buffers and CPTED	Review Complete	Maya Athanas
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Building Division	Review Complete	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

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) 665-3621	

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