

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, January 27, 2023, in order to place you on the Wednesday, February 1, 2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

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

PROJECT NAME:	TRINITY PREPARATORY SCHOOL - PRE-APPLICATION	PROJ #: 23-80000002
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/12/23	
RELATED NAMES:	EP JEFFREY AMBROSE	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	36-21-30-300-017A-0000	
PROJECT DESCRIPTION:	PROPOSED SPECIAL EXCEPTION TO REPLACE AN EXISTING PARKING LOT WITH A NEW SCIENCE BUILDING	
NO OF ACRES:	45.86	
BCC DISTRICT:	1-DALLARI	
CURRENT ZONING:	A-1	
LOCATION:	SW OF ALOMA AVENUE AND TUSKAWILLA ROAD	
FUTURE LAND USE:	PUBS	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JEFFREY AMBROSE 5700 TRINITY PREP LANE WINTER PARK FL 32792 (321) 282-2525 AMBROSEJ@TRINITYPREP.ORG	RICHARD BALDOCCHI, PE 5555 EAST MICHIGAN STREET, SUITE 200 ORLANDO FL 32822 (407) 599-1122 RBALDOCCHI@AVCONINC.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

A modification of the existing Special Exception will be required. See the information in the comments below.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	Group Name	Reviewer Comment
1	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.
2	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
3	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.
4	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.

5	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.022 and it will have specific fire and life safety requirements as defined in FAC 69A, FFPC 7th ED, 2020.
6	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)
7	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)
8	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm
9	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)
10	Public Safety - Fire Marshal	Turning radius analysis submitted with site plans shall be based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition)NOTE: Fire Truck Parameters:-Inside Cramp Angle: 40 Degrees-Axle Track: 82.92 inches6.91 ft-Wheel Offset: 5.30 inches-Tread Width: 17.5 inches-Chassis Overhang: 68.99 inches5.75 ft-Additional Bumper Depth: 22 inches-Front Overhang: 90.99 inches7.58 ft-Wheelbase: 270 inches22.5 ft-Calculated Turning Radius:-Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.
11	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a)At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor.b)The fire line for sprinkled buildings starts at the double detector check valve.c)No other water connection shall be off of the fire line.d)The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided.e)Any fire line charged by the FDC shall be DR-14 pipe. The only valve allowed in the FDC line is a check valve. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.
14	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal
15	Natural Resources	Please show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)

16	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the new proposed use is over 50 peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.
17	Buffers and CPTED	For a full buffer review, please provide the proposed impervious surface ratio, floor area ratio, building height, and actual building setbacks. The full analysis will be done at time of site plan review to determine if additional landscaping is required.
18	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
19	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292 if new parking is proposed.
20	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. Based on the masterplan provided impacts to the flood plains may be needed in the future. These impacts would have to be volumetrically compensated for.
21	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.
22	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.
23	Public Works - Engineering	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.
24	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.
25	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.
26	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lake Burkett.
27	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
28	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required based on the master plan. For more information, contact FEMA at www.fema.gov
29	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 .

30	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)
31	Public Works - Engineering	The additional parking should be done as part of this project.
32	Environmental Services	Seminole County is the current water and sewer provider and should have adequate capacity to serve this future expansion.
33	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 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/
34	Planning and Development	The proposed use is not permitted in the current Zoning District designation and will require an amendment to the existing Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml
35	Planning and Development	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.shtml
36	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: One (1) space for each four (4) seats in the main auditorium or place of assembly
37	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
38	Planning and Development	New Public Notification Procedures are required for all Special Exceptions. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf
39	Planning and Development	When you submit for the special exception, please demonstrate where the additional parking will be as well as the new pick up/drop off line path.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

Department	Email	Status	Reviewer Comments
Public Works - Engineering	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
Environmental Services	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Public Works - Water Quality	swetzel@seminolecountyfl.gov	No Review Required	Shannon Wetzel x2455
Natural Resources	sharttung@seminolecountyfl.gov	Review Complete	Sarah Harttung 407-665-7391
Public Safety - Fire Marshal	dgordon@seminolecountyfl.gov	Review Complete	Diane Gordon 407.665.2681
Environmental - Impact Analysis	bnoggle@seminolecountyfl.gov	No Review Required	Becky Noggle
Buffers and CPTED	mathanas@seminolecountyfl.gov	Review Complete	Maya Athanas (407) 665-7388
Comprehensive Planning	treed@seminolecountyfl.gov	No Review Required	Tyler Reed
Impact Analysis Coordination	wwharton@seminolecountyfl.gov	Review Complete	William Wharton
Building Division	acoleman@seminolecountyfl.gov	Review Complete	Tony Coleman
Planning and Development	hpadin@seminolecountyfl.gov	Review Complete	HILARY PADIN 407-665-7331

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.shtml>

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.shtml>

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