

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

PROJECT NAME:	CHABAD - PRE-APPLICATION	PROJ #: 23-80000004
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/12/23	
RELATED NAMES:	EP RABBI YAAKOV MAJESKY	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	26-20-29-300-004E-0000	
PROJECT DESCRIPTION	PROPOSED LOT COMBINATION AND POSSIBLE SITE PLAN FOR EXPAND OF CHURCH USES ON 2-3 ACRES IN THE A-1 ZONING DISTRICT	
NO OF ACRES	2	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	NORTHWEST OF MARKHAM WOODS ROAD AND GLEN ETHEL LANE	
FUTURE LAND USE	SE	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
RABBI YAAKOV MAJESKY 1701 MARKHAM WOODS ROAD LONGWOOD FL 32779 (407) 636-5994 RABBI@JEWISHNORTHORLANDO.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 church is a permitted use in the A-1 Zoning district. The Synagogue along with customary accessory structures and activities which shall include parsonages, friaries, convents, fellowship halls, Sunday schools and rectories to the place of worship are allowed on one parcel.

*****Staff does not suggest that the applicant combine the parcels until they decide what they are proposing to build on the combined three acres. If the Applicant decides down the road, that they would like to sell the house at 1695 Glen Ethel Lane, the Applicant would not be able to un-combine the parcel back to the original parcels. These parcels are within the Urban Area of Seminole County, and 1695 Glen Ethel Lane access a private easement. The un-combination of the parcels is not allowed since 1695 Glen Ethel Lane access is through a private access easement. *****

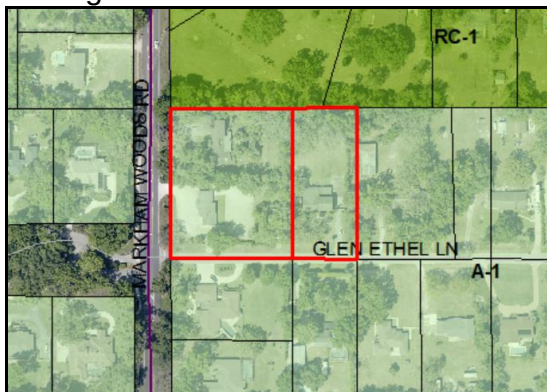
A separate building permit would be required to demolish the structure next to the Synagogue on 1701 Markham Woods Road.

An expansion of the Synagogue, as proposed in the narrative, would require an application for Site Plan Approval.

This parcel is within the Wekiva Study Area and a high recharge area. An Aquifer recharge area means areas where the prevailing geologic conditions allow infiltration rates which create a high potential for contamination of ground water resources or contribute significantly to the replenishment of ground water with potential to be used for potable water. The Wekiva Study Area is an area designated by the County. Properties within this designated area are required to develop to the Environmental Design Standards, under Part 58 of the Seminole County Land Development Code as well as FLU 13 of the Seminole County Comprehensive Plan.

PROJECT AREA ZONING AND AERIAL MAPS

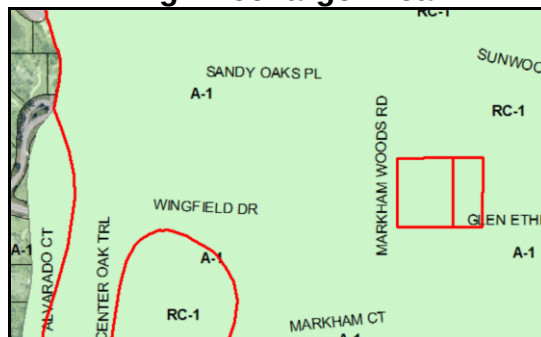
Zoning



Future Land Use



High Recharge Area



AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment
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
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
3.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.1292.
4.	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.
5.	Buffers and CPTED	Existing landscaping/vegetation may satisfy buffer requirements. When submitting for site plan review, please include a table that indicates the number and type of existing plants along each property boundary.
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.
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.
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
9.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
11.	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.
12.	Comprehensive Planning	The subject property is Suburban Estates which allows for houses of worship.
13.	Comprehensive Planning	The subject property is in the Wekiva Study Area and should follow the provisions outlined in the Objective FLU 13 of the Seminole County Comprehensive Plan.
14.	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/
15.	Planning and Development	Seminole County Land Development Code Definition of Church or place of worship: Any building or property used for nonprofit purposes by an established religious organization holding tax exempt status under the Internal Revenue Code and/or Florida Statutes, where such building or property is used for worship services, along with customary accessory structures and activities

		which shall include parsonages, friaries, convents, fellowship halls, Sunday schools and rectories, but not including day care centers, community recreation facilities, and private primary and/or secondary educational facilities. Services and activities offered to non-members of the religious organization shall not be included in this definition.
16.	Planning and Development	The Applicant will be required to meet the setbacks for the A-1 zoning district if they are building or redeveloping on site. The A-1 setbacks are: 50' Front Yard, 30' Rear yard, 10' Side Yard, 50' Side Street. This property has two fronts (Markham Woods and Glen Ethel) and two side yards.
17.	Planning and Development	The proposed use is permitted in A-1 Zoning District designation.
18.	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.html
19.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: 1 parking space for every 5 seats in the assembly area.
20.	Planning and Development	If the applicant decides to demo the homes and build a bigger Synagogue, the proposed site would be required to provide 25% open space. Please refer to Sec. 30.1344 for what qualifies as open space.
21.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)
22.	Planning and Development	The proposed project is within the Wekiva Study Area.
23.	Planning and Development	If the Applicant decides to proceed to build a bigger place of worship, they would be required to meet the Seminole County Comprehensive Plan requirements for the Wekiva Study Area. As well as the Seminole County Wekiva Study Area Environmental Design Standards under Part 58 Division 3: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT58WERIPREMESOVZO_DIV3WESTARENDEST
24.	Planning and Development	Per Policy FLU 13.1- Open Space within the Wekiva Study Area is defined as any portion of a parcel or area of land or water, which is open from the ground to the sky, including areas left undeveloped or minimally developed as part of a natural resource maintained preserve (e.g., floodplains, wetlands, soils unsuitable for development, etc.), passive recreational area, or stormwater management area, buffers, landscaped areas, easements for pedestrian connection, and trails, with consideration of wildfire minimization. Such designated open space excludes waterbodies, areas in lots, street rights-of-way, parking lots, impervious surfaces, and active recreation, such as golf courses.
25.	Planning and Development	Per Policy FLU 13.2 (a) - States that properties that are in the Wekiva Study Area and are in a high recharge area, have a maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses. FLU 13.2 (b)(3) - Except for handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved. FLU 13.2 (c)(1) - Restricting untreated water from a development site from directly discharging into karst features, requiring a clearing, and building construction setback of a minimum of 50 feet from karst features or sensitive natural habitat, Maintaining a minimum 25 feet, average 50 foot natural buffer adjacent to karst features.

26.	Planning and Development	If the applicant decides to combine 1701 Markham Woods Road and 1695 Glen Ethel Lane all the structures will need to meet the setbacks for A-1 Zoning district before they can be combined. A boundary survey can show that the existing structures do or do not meet setbacks required for the A-1 Zoning district.
27.	Public Safety - Fire Marshal	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a conversion of a structure from residential to a commercial use will require modifications.
28.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
29.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.
30.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1 (2018).
31.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (2018 edition).
32.	Public Safety - Fire Marshal	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 diameter greater than 212 in. NFPA 1, 18.5.7.7. Hydrant shall be marked with a blue reflector that is placed 6 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

33.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100Inside 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
34.	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.
35.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.
36.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope North.
37.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to not have a viable outfall.
38.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Any increase in impervious will require additional stormwater retention.
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 .
40.	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)
41.	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.

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	Status	Reviewer Comments
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	No Review Required	
Public Safety - Fire Marshal	Brenda Paz	Bpaz@seminolecountyfl.gov	Review Complete	407-665-7061
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	Please see informational checklist items for future development.

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