

**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>ST ANTHONY - WORKSHOP BUILDING - PRE-APPLICATION</b>	<b>PROJ #: 24-8000092</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/10/24	
RELATED NAMES:	EP FATHER DAOUD TAWADROUS	
PROJECT MANAGER:	YVONNE D'AVANZO (407) 665-7354	
PARCEL ID NO.:	23-21-29-300-0090-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A WORKSHOP BUILDING ON 0.09 ACRES IN THE R-1AAA ZONING DISTRICT LOCATED ON THE WEST SIDE OF WYMORE RD, SOUTH OF ORANOLE RD	
NO OF ACRES	0.09	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	R-1AA	
LOCATION	ON THE WEST SIDE OF WYMORE RD, SOUTH OF ORANOLE RD	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
FATHER DAOUD TAWADROUS ST ANTHONY COPTIC ORTHODOX 1185 N WYMORE RD MAITLAND FL 32751 (321) 422-0944 RAMISADRACK@AXIOSCS.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.

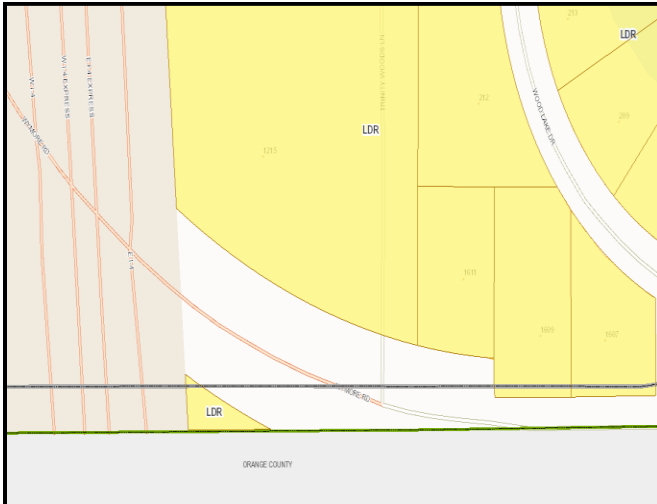
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

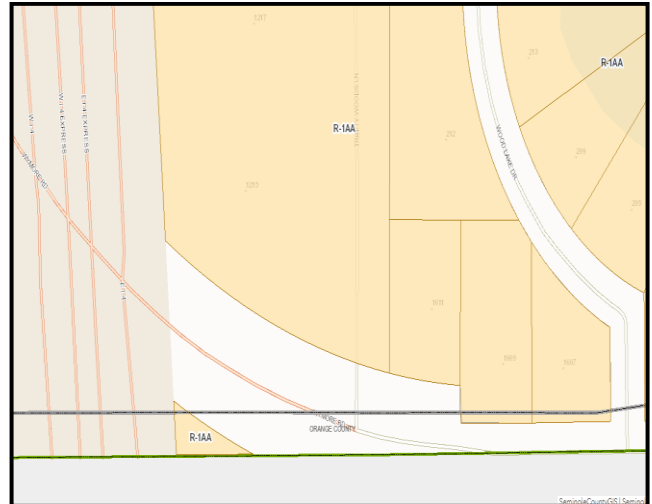
The subject site has a Low Density Residential Future Land Use designation and R-1AA (Single Family Dwelling) zoning classification. Low Density Residential Future Land Use allows a maximum of 4 dwelling units per net buildable acre. The R-1AA zoning classification requires a minimum lot size of 11,700 square feet.

## PROJECT MAPS

### FUTURE LANDUSE: LDR



### ZONING: R-1AA



## AERIAL



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
3.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
4.	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
5.	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
6.	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 8th ed (2023) 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 8th edition (2023) Florida Building Code - Existing Building.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	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
9.	Comprehensive Planning	The subject property has a Low Density Residential Future Land Use. The following uses are permitted: A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages,	Info Only

		home occupation, public utilities, and publicly owned parks and recreational areas.	
10.	Environmental Services	This Seminole County parcel (23-21-29-300-0090-0000) is within our utility service area, but due to access restrictions from nearby highways, the best way to service it would be by running utilities over from the parent Orange County parcel (26-21-29-0000-00-024). It's my understanding that the parent parcel 26-21-29-0000-00-024 is serviced utilities by the City of Maitland so please coordinate with the City of Maitland to service this new development.	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 comments provided only reflect the regulations in effect at the time of review.	Info Only
12.	Planning and Development	The site will be required to meet all applicable Seminole County Land Development Code requirements for access; parking; building setbacks; building height; stormwater retention; and utilities.	Info Only
13.	Planning and Development	The R-1AA zoning classification requires a minimum lot size of 11,700 square feet and a minimum lot width of 90 feet at building line. The lot does not meet the minimum lot size requirement; therefore, approval of a lot size variance is required. A variance must be approved by the Board of Adjustment at a public hearing. Prior to staff scheduling the public hearing, the Applicant must conduct a community meeting.	Info Only
14.	Planning and Development	The maximum building height in the R-1AA (Single-Family Dwelling) zoning district is thirty-five (35) feet.	Info Only
15.	Planning and Development	The R-1AA (Single Family Dwelling) zoning district requires the following minimum building setbacks: Front Yard Twenty-five (25) feet; Side Yard Ten (10) feet; Rear Yard - Thirty (30) feet Note: Where buffers require under Chapter 30 Part 14 exceed the setback requirements stated above, setbacks shall equal the width of the buffers. The structure must meet all setback requirements. If setbacks cannot be met, the Applicant has the option to apply for a setback variance which must be approved by the Board of Adjustment.	Info Only
16.	Planning and Development	Parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2, Dimensional requirements of off-street parking spaces.	Info Only

		<p>(a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.</p> <p>(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.</p>	
17.	Planning and Development	Exterior lighting will require a separate permit. A photometric plan may be required for exterior lighting. All commercial, office, industrial, and multi-family development shall comply with the exterior lighting requirements noted in Seminole County Land Development Code, Part 15 Chapter 30, sec. 30.15.1 Exterior lighting requirements.	Info Only
18.	Planning and Development	An accessory structure to a “Civic Assembly” use requires approval of a Special Exception. See link for application. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/SPECIAL-EXCEPTION-05-2023.ADA.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/SPECIAL-EXCEPTION-05-2023.ADA.pdf</a>	Info Only
19.	Planning and Development	Special Exception approval may take between 3 – 4 months and involves a public hearing with the Planning & Zoning Commission followed by the Board of County Commissioners.	Info Only
20.	Planning and Development	A Special Exception requires submittal of a conceptual site plan that demonstrates compliance with the Seminole County Land Development Code. If the Special Exception is approved by BCC, the next phase in the development process is submittal and approval of an Engineered Site Plan.	Info Only
21.	Planning and Development	<p>Per Seminole County Land Development Code Sec. 30.124 Special Exceptions:</p> <p>The Board of County Commissioners may grant special exception uses under the R-1AA (Single Family Residential zoning classification). In granting any of the Special Exception uses, the Board may place additional restrictions and conditions in its sound discretion, deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare of the community.</p> <p>The Board will consider the compatibility of the proposed use with surrounding land uses and development patterns in the area.</p> <p>Before granting a special Exception, the Board must first determine that the proposed use:</p>	Info Only

		<ul style="list-style-type: none"> <li>• Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area.</li> <li>• Does not have an unduly adverse effect on existing traffic patterns, movements, and volumes.</li> <li>• Is consistent with the county's Vision 2020 Comprehensive Plan.</li> <li>• Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification.</li> <li>• Will not adversely affect the public interest.</li> </ul> <p>Special Exceptions require two public hearings. The Special Exception request is presented to the Planning and the Zoning Commission Board for a Recommendation, followed by the Board of County Commissioners for approval/denial.</p>	
22.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec. 30.49 - Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the Scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 – Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses.	Info Only
23.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
24.	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
25.	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
26.	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).	Info Only

		<p>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.</p> <p>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).</p> <p>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).</p> <p>5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
27.	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
28.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
29.	Public Works - Engineering	A building perimeter stormwater swale may be required to collect and convey runoff from the additional impervious area to the existing stormwater management system on the site. The proposed building will be facing a steep slope on the north side, considering that Wymore Road is significantly elevated in this section.	Info Only
	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 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	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

## 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
Buffers and CPTED	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a> 407-665-7388
Building Division	Jay Hamm <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a> 407-665-7468
Building Division Review Coordinator	Jay Hamm <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a> 407-665-7468
Comprehensive Planning	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a> 407-665-7388
Environmental - Impact Analysis	Becky Noggle <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a> 407-665-2143
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a> 407-665-2014
Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a> 407-665-7391
Planning and Development	Yvonne D'Avanzo <a href="mailto:ydavanzo@seminolecountyfl.gov">ydavanzo@seminolecountyfl.gov</a> 407-665-7354
Public Safety - Fire Marshal	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a> 407-665-5177
Public Works - Engineering	Vladimir Simonovski <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a> 407-665-5762
Public Works - Impact Analysis	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a> 407-665-5730



## 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 in Seminole County:

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>