

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, January 17, 2025, in order to place you on the Wednesday, January 22, 2025 meeting agenda.

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

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

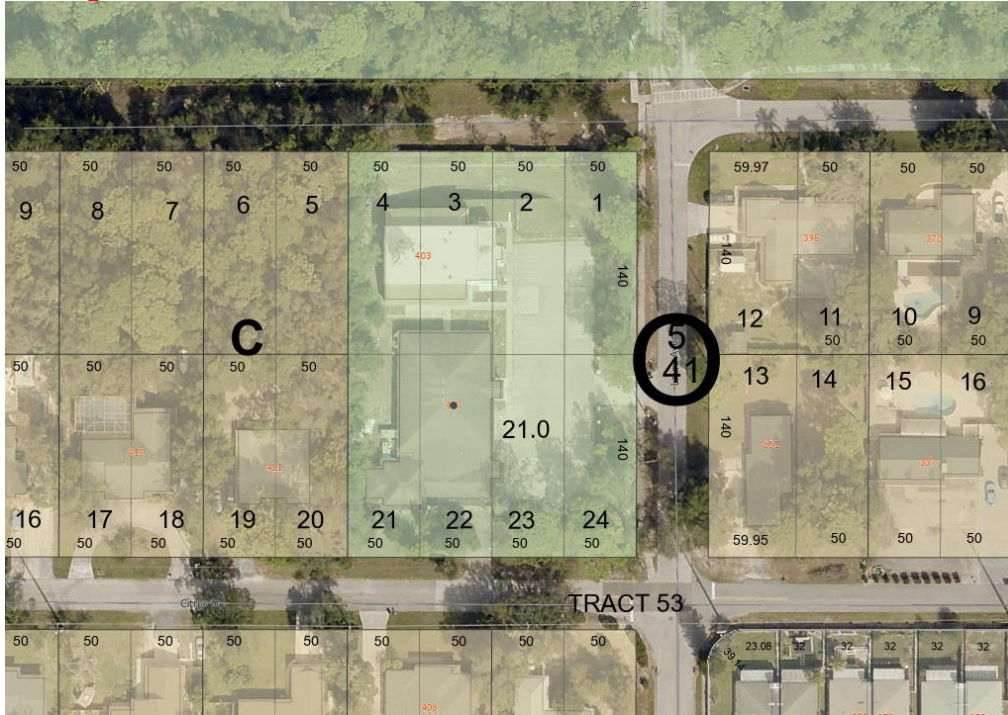
PROJECT NAME:	JAIN SOCIETY COMMUNITY HALL - PRE-APPLICATION	PROJ #: 25-8000002
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/02/25	
RELATED NAMES:	EP DAVID BORYS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	01-21-29-5CK-530C-0210	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN TO REPLACE A BUILDING AT AN EXISTING CHURCH	
NO OF ACRES	1.29	
BCC DISTRICT	3-CONSTANTINE	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF W CITRUS ST AND LAURA AVE	
FUTURE LAND USE	LDR	
SEWER UTILITY	CITY OF ALTAMONTE SPRINGS	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
HARISH SHAH JAIN SOCIETY OF CENTRAL FLORIDA 407 W CITRUS ST ALTAMONTE SPRINGS FL 32714 (321) 201-4525 SHOREPLAZA@GMAIL.COM	DAVID BORYS OM ENGINEERING SERVICES INC 621 E WASHINGTON ST 8 ORLANDO FL 32801 (407) 704-7815 DBORYS@OMENGINEER.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 AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Environmental Services James Van Alstine 1/3/25 9:03 AM	The proposed two-story building is within Seminole County's potable water service area and will be required to connect. There is a 6" PVC potable water main running along the south side of W Citrus St and a 6" PVC potable water main running along the west side of Laura Ave. The property is serviced by an existing water meter/rpzbfp on the north side of W Citrus St (roughly 25 feet to the west of the DDCVA).
2	Environmental Services James Van Alstine 1/3/25 9:11 AM	An onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service this property since we do not have any sewer lines nearby. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.
3	Environmental Services James Van Alstine 1/3/25 9:17 AM	The City of Altamonte Springs may have sewer lines nearby available to service this development. If they don't have any sewer lines available either, then septic will be the only option.
4	Environmental Services James Van Alstine 1/3/25 9:18 AM	This development is not within any reclaim water service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.
5	Natural Resources Sarah Harttung 1/3/25 9:52 AM	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
6	Natural Resources Sarah Harttung 1/3/25 9:52 AM	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
7	Natural Resources Sarah Harttung 1/3/25 9:52 AM	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
8	Natural Resources Sarah Harttung 1/3/25 9:52 AM	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)

9	Natural Resources Sarah Harttung 1/3/25 9:52 AM	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)
10	Natural Resources Sarah Harttung 1/3/25 9:52 AM	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)
11	Natural Resources Sarah Harttung 1/3/25 9:52 AM	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)
12	Natural Resources Sarah Harttung 1/3/25 9:52 AM	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)
13	Natural Resources Sarah Harttung 1/3/25 9:52 AM	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
14	Natural Resources Sarah Harttung 1/3/25 9:52 AM	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.
15	Natural Resources Sarah Harttung 1/3/25 9:52 AM	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
16	Public Safety - Fire Marshal Matthew Maywald 1/3/25 1:57 PM	Type of use and size of building may require fire sprinklers and fire alarms.
17	Public Safety - Fire Marshal Matthew Maywald 1/3/25 1:57 PM	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
18	Public Safety - Fire Marshal Matthew Maywald 1/3/25 1:57 PM	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

19	Public Safety - Fire Marshal Matthew Maywald 1/3/25 1:57 PM	"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 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"
20	Public Safety - Fire Marshal Matthew Maywald 1/3/25 1:58 PM	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
21	Public Safety - Fire Marshal Matthew Maywald 1/3/25 1:58 PM	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)
22	Buffers and CPTED Maya Athanas 1/6/25 11:50 AM	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
23	Buffers and CPTED Maya Athanas 1/6/25 11:50 AM	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
24	Buffers and CPTED Maya Athanas 1/6/25 11:50 AM	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
25	Buffers and CPTED Maya Athanas 1/6/25 11:50 AM	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.
26	Buffers and CPTED Maya Athanas 1/6/25 11:50 AM	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.

27	Buffers and CPTED Maya Athanas 1/6/25 11:50 AM	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.
28	Comprehensive Planning Maya Athanas 1/6/25 11:55 AM	The Future Land Use designation of Low Density Residential (LDR) allows for special exception uses, such as places of worship.
29	Building Division Jay Hamm 1/7/25 9:39 AM	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
30	Building Division Jay Hamm 1/7/25 9:39 AM	Type of use and size of building may require fire sprinklers and fire alarms.
31	Building Division Jay Hamm 1/7/25 9:39 AM	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.
32	Building Division Jay Hamm 1/7/25 9:39 AM	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
33	Public Works - Engineering Jim Potter 1/9/25 5:11 PM	Based on SCS Soil Survey GIS overlays, the site generally has very well drained soils.
34	Public Works - Engineering Jim Potter 1/9/25 5:11 PM	The drainage for the site is part of an existing permitted onsite system. Any new impervious will have to be evaluated to ensure that it does not adversely affect the system.
35	Public Works - Engineering Jim Potter 1/9/25 5:11 PM	A detailed drainage analysis will be required at final engineering.
36	Public Works - Engineering Jim Potter 1/9/25 5:11 PM	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
37	Public Works - Engineering Jim Potter 1/9/25 5:11 PM	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
38	Public Works - Engineering Jim Potter 1/9/25 5:11 PM	There are 2 4" communication conduits that seem to be going to the ROW. Nothing can be added to the ROW. No gates or call boxes or other items would be allowed in the ROW. Laura Avenue is the main road into the park complex.

39	Public Works - Engineering Jim Potter 1/9/25 5:17 PM	The site seems to be under parked. While this is primarily a planning issue it is not clear how additional parking could be added to the site.
40	Planning and Development Hilary Padin 1/15/25 1:42 PM	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/
41	Planning and Development Hilary Padin 1/15/25 1:42 PM	The proposed use is not permitted in the current Zoning District designation and will require a Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml
42	Planning and Development Hilary Padin 1/15/25 1:42 PM	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
43	Planning and Development Hilary Padin 1/15/25 1:42 PM	Parking requirements for the subject use are: 1 parking space for every 4 seats. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE
44	Planning and Development Hilary Padin 1/15/25 1:42 PM	If outdoor lighting is proposed, a photometric plan may be required at site plan. (Part 64 Chapter 30, sec. 30.1234.)
45	Planning and Development Hilary Padin 1/15/25 1:42 PM	Seminole County requires community meetings for all Special Exceptions and non-residential variances. 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
46	Planning and Development Hilary Padin 1/15/25 1:49 PM	The conceptual plan submitted with the special exception application should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping. SCLDC 30.3.1.5(c)

47	Planning and Development Hilary Padin 1/15/25 2:40 PM	Civic assembly uses must comply with Section 30.6.17 of the SCLDC and must meet the review criteria as set forth in 30.6.17.5 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.17CIASUS
48	Planning and Development Hilary Padin 1/15/25 2:45 PM	The setbacks for the A-1 zoning district are: 50 Front Yard, 10 Side Yard, 50 Side Street . The proposed site plan does not meet the setbacks and would require a variance. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/variance-process-requirements.stml
49	Planning and Development Hilary Padin 1/15/25 2:55 PM	The building height maximum is 35 feet.
50	Planning and Development Hilary Padin 1/15/25 3:32 PM	Special Events are limited to 5 events in 12 months and a special event permit is required to be obtained for each event. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/special-events-outdoor-sales-permits.stml SCLDC 30.6.4.2 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.4TEUS
51	Planning and Development Hilary Padin 1/16/25 10:12 AM	Pursuant to Section 30.11.4.2 of the SCLDC, you can request a reduction in parking with a parking study, at your cost, demonstrating a lower demand for parking than required by the standards of this Section. Development Services Director may approve the methodology and the study based on current editions of professionally accepted data sources.
52	Planning and Development Hilary Padin 1/16/25 10:17 AM	With the special exception application, please submit the executed copy of the parking agreement with the County.
53	Planning and Development Hilary Padin 1/16/25 10:19 AM	Staff is consulting with our legal department to determine the most efficient approach for the variance and special exception processes.

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