

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 3, 2025, in order to place you on the Wednesday, January 8, 2025 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](#).

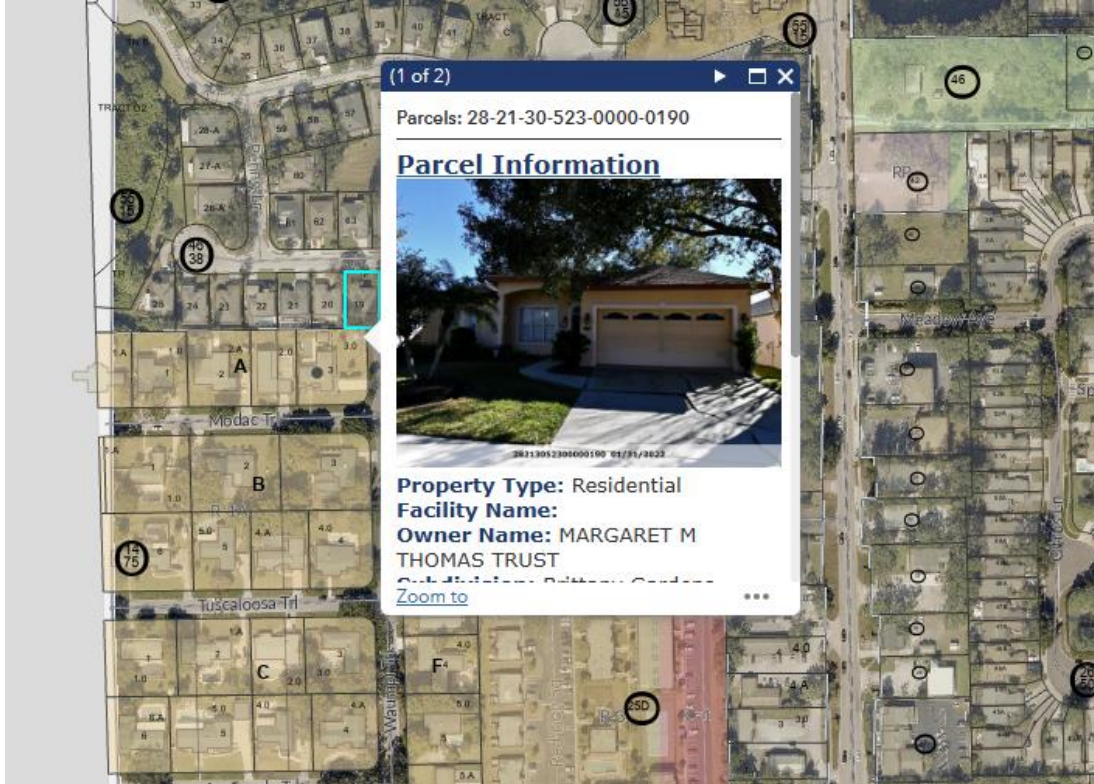
PROJECT NAME:	ADVOCATE ASSISTED LIVING - PRE-APPLICATION	PROJ #: 24-80000135
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/02/24	
RELATED NAMES:	EP DIANE NICOLAS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	28-21-30-502-0A00-0030	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN 8 BED ASSISTED LIVING FACILITY	
NO OF ACRES	0.38	
BCC DISTRICT	4-LOCKHART	
CURRENT ZONING	R-1A	
LOCATION	ON THE NORTHWEST CORNER OF WAUMPI TRL AND MODAC TRL	
FUTURE LAND USE	LDR	
SEWER UTILITY	NA	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
DIANE NICOLAS 2595 MODAC TRAIL MAITLAND FL 32751 (407) 399-7171 INFO@ADVOCATEALF.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](#).

A Special Exception is required. After you submit the application, you will be required to hold a community meeting in compliance with the regulations as stated in the community meeting information sheet linked in the comments below.

Zoning



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Public Safety - Fire Marshal Matthew Maywald 12/4/24 3:14 PM	Type of use and size of building may require fire sprinklers and fire alarms.
2	Public Safety - Fire Marshal Matthew Maywald 12/4/24 3:14 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.
3	Public Safety - Fire Marshal Matthew Maywald 12/4/24 3:15 PM	Any changes to the structure will require a separate building permit and review.
4	Environmental Services James Van Alstine 12/5/24 11:31 AM	Please coordinate with the City of Casselberry if any water service upgrades are needed. No review required.
5	Environmental Services James Van Alstine 12/5/24 11:33 AM	A modification to the septic system permit may be needed due to increased sewer demand. To apply for an OSTDS permit (to modify an existing permit) 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 systems.
6	Building Division Jay Hamm 12/6/24 8:04 AM	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
7	Comprehensive Planning Maya Athanas 12/11/24 11:29 AM	The subject property has a Low Density Residential (LDR) Future Land Use (FLU) designation. Any special exception use allowed in the R-1A zoning district is considered allowed if approved by the Board of County Commissioners.
8	Buffers and CPTED Maya Athanas 12/11/24 11:30 AM	A full buffer review will be done at time of site plan review if necessary.
9	Public Works - Engineering Vladimir Simonovski 12/13/24 5:33 PM	It appears that the site will not undergo any changes; however, if the site requires certain modifications per the SC Land Development Code, the engineering requirements (traffic, drainage, and grading) will be assessed through the Site Permit process.
10	Public Works - Engineering Vladimir Simonovski 12/13/24 5:43 PM	It appears that the main entrance to the building is from Modac Trail. The driveway is, however, off Waumpi Trail. It is not clear if the building structure can be accessed for pedestrian traffic from the driveway. If there is no viable access to the building from the existing driveway, a pedestrian concrete/paver walkway will be required to connect the driveway and the existing walkway off Modac Trail. The new walkway will need to be in compliance with the latest edition of the Americans with Disabilities Act (ADA) Standards for Accessible Design issued by the U.S. Department of Justice. (https://www.ada.gov/law-and-regs/design-standards/)

11	Planning and Development Hilary Padin 12/17/24 3:16 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/
12	Planning and Development Hilary Padin 12/17/24 3:16 PM	The proposed use is not permitted in the current Zoning District designation and will require a Special Exception: https://www.seminolecountyfl.gov/file/3207/SPECIAL-EXCEPTION-12-2024-ADA.pdf
13	Planning and Development Hilary Padin 12/17/24 3:16 PM	The subject property is adjacent to a city. Seminole County will provide an intergovernmental notice to the adjacent city.
14	Planning and Development Hilary Padin 12/17/24 3:16 PM	Parking requirements for the subject use are: 0.5 parking space for every bed. Please be sure to show on the conceptual site plan the location of the 4 required parking spaces on the site. Parking requirements can be found in SCLDC Section 30.11.3.
15	Planning and Development Hilary Padin 12/17/24 3:16 PM	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
16	Planning and Development Hilary Padin 12/17/24 3:16 PM	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
17	Planning and Development Hilary Padin 12/19/24 9:46 AM	When you submit your application for the Special Exception, the conceptual plan that you include with the package 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.

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) 571-8150	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