

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

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

PROJECT NAME:	ARBOR SCHOOL - PRE-APPLICATION	PROJ #: 22-80000172
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/13/22	
RELATED NAMES:	EP WENDY COX BLAIR	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	35-21-30-300-0400-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PRIVATE SCHOOL ON 4.10 ACRES IN THE A-1 ZONING DISTRICT	
NO OF ACRES	4.10	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	SOUTHEAST OF BEAR BULLY ROAD AND HOWELL BRANCH ROAD	
FUTURE LAND USE	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT: CONSULTANT:		
WENDY COX BLAIR ARBOR SCHOOL OF CENTRAL FLORIDA CASSELBERRY FL 32707 (407) 388-1808 WENDY.BLAIR@ARBORSCHOOLFLORIDA.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 subject site has a Medium Density Residential Future Land Use designation with A-1 (Agriculture) zoning.
- The proposed use of a private Elementary School is a permitted use under the A-1 (Agriculture) zoning district; however, Middle School and High School grades will require approval of a Special Exception by the Board of County Commissioners.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
2.	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	Informational
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292 if requires parking exceeds 5 spaces.	Informational
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following information with the site plan application: 1. Net buildable Area. 2. Floor Area Ratio. 3. Impervious Surface Ratio. 4. Building Height in feet. This is used to calculate the land use intensity of the site.	Informational
5.	Buffers and CPTED	Please submit a landscape plan with the site plan application. This must include the buffer widths, plant unit selection, opacity, and plant calculations for each buffer. Existing plants may be used to satisfy buffer requirements.	Informational
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
8.	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.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Comprehensive Planning	The Future Land Use (FLU) is Medium Density Residential (MDR). Permissible uses include elementary, middle and high schools with special exception uses to include day care.	Informational
11.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Informational
12.	Environmental Services	There is an 8" diameter potable water line located at the entrance road to the Howell Branch Cove Subdivision.	Informational
13.	Environmental Services	There is a 4" pressurized sanitary sewer force main pipe running along the west side of Howell Branch Road.	Informational
14.	Environmental Services	There are no reclaimed water services in this area.	Informational

15.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is over 50 peak hour trips. The TIS is to be prepared in accordance with the County's 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.	Informational
16.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	Informational
17.	Natural Resources	Show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Informational
18.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Informational
19.	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/	Informational
20.	Planning and Development	<ul style="list-style-type: none"> The subject site has a Medium Density Residential Future Land Use designation with A-1 (Agriculture) zoning. The proposed use of a private Elementary School is a permitted use under the A-1 (Agriculture) zoning district; however, Middle School and High School grades will require approval of a Special Exception by the Board of County Commissioners. 	Informational

21.	Planning and Development	<p>Per Seminole County Land Development Code (SCLDC) Sec. 30.41 Special Exceptions: The Board of County Commissioners may grant special exception uses under the A-1 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> <ul style="list-style-type: none"> • Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area. • Does not have an unduly adverse effect on existing traffic patterns, movements, and volumes. • Is consistent with the County's Vision 2020 Comprehensive Plan. • Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification. • Will not adversely affect the public interest. 	Informational
22.	Planning and Development	Special Exceptions require two public hearings. The Special Exception request is presented to the Planning and Zoning Commission Board for a recommendation, followed by the Board of County Commissioners for approval/denial.	Informational
23.	Planning and Development	For additional questions about the Special Exception process or possible conditions/restrictions that staff may impose, please contact Kathy Hammel-Principal Planner at 407-665-7389 or khammel@seminolecountyfl.gov	Informational
24.	Planning and Development	<p>Prior to scheduling the request for a public hearing, the Applicant must conduct a Community Meeting in compliance with SCLDC Sec. 30.44: Public Notice Procedure for Special Exceptions: Community Meeting Procedures.</p> <p>Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). <u>The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing</u> or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. (Please see Community Meeting Procedures attachment.)</p>	Informational

25.	Planning and Development	<p>A concept site plan must be submitted with the special exception application for staff review.</p> <p>Upon approval of a Special Exception by the Board of County Commissioners, the applicant must then submit an Engineered Site Plan for review and approval prior to site development.</p> <p>The Engineered Site Plan must meet all requirements of the Seminole County Land Development Code, including but not limited to: parking, access, landscape buffers, building setbacks, open space and stormwater.</p>	Informational
26.	Planning and Development	<p>Parking requirements for a School are as follows:</p> <ul style="list-style-type: none"> • 1 space for every 4 seats provided in the auditorium. • Parking stalls must be a minimum of 10-feet X 20-feet in size. Must meet ADA requirements. • The site will need to provide adequate circulation for loading and unloading of children. 	Informational
27.	Planning and Development	<ul style="list-style-type: none"> • Building Setbacks for the A-1 (Agriculture) zoning classification are as follows: Front Yard - 50 feet; Side Yard - 10 feet; Rear Yard - 30 feet. • Maximum building height is 35 feet. • Minimum of 25% open space is required. 	Informational
28.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Informational
29.	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.	Informational
30.	Public Safety - Fire Marshal	This project must meet all requirements of an educational occupancy according to the Florida Fire Prevention Code, in effect at time of permitting.	Informational
31.	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)	Informational
32.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing.	Informational
33.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational
34.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
35.	Public Works - Engineering	The proposed project is located within the Howell Creel drainage basin.	Informational
36.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Informational

37.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event will have to held unless capacity is determined to be available.	Informational
38.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope Generally east and north.	Informational
39.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the north.	Informational
40.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
41.	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 .	Informational
42.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Informational
43.	Public Works - Engineering	A left turn lane into the site is required. Please note that the left out maneuver will have to be evaluated and most likely will have to be removed.	Informational
44.	Public Works - Engineering	INFORMATIONAL: Existing Median or Right Of Way Landscape Trees which are in conflict with development activities shall be relocated. It shall be the responsibility of the developer to fund the expense for the relocation. Said relocation or replacement must be completed prior to the issuance of certificate of occupancy on the construction, development site or phase of development, as applicable. The trees to be relocated or replaced on-site or off-site on county property must be maintained in a healthy growing condition and guaranteed for a period of at least one year. The guarantee period shall end one year from the date of acceptance by county staff of any relocated or replaced trees. If your project will impact trees within a median or right-of-way, please contact Bill Pandos 407 321-1693 prior to site plan submittal.	Informational
45.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Informational
46.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational

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	Reviewer Comments
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	407.665.2681
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	

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