

**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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 03/08/2023, in order to place you on the Wednesday, 03/13/2023 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](#).

<b>PROJECT NAME:</b>	<b>N BRASSIE DR (1231) - PRE-APPLICATION</b>	<b>PROJ #: 24-80000018</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/22/24	
RELATED NAMES:	EP KAVEH ALBEKORD	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	33-20-30-506-0000-003A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO CONVERT A DAYCARE TO A K-12 PRIVATE SCHOOL ON 0.45 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE WEST SIDE OF BRASSIE DR, SOUTH OF FLORIDA AVE	
NO OF ACRES	0.45	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	C-2	
LOCATION	ON THE WEST SIDE OF BRASSIE DR, SOUTH OF FLORIDA AVE	
FUTURE LAND USE-	MXD	
SEWER UTILITY	CITY OF LONGWOOD	
WATER UTILITY	LONGWOOD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
KAVEH ALBEKORD 853 SR 436 STE 2059 WINTER PARK FL 32789 (407) 821-7821 KAVEH@ALBEKORD.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.

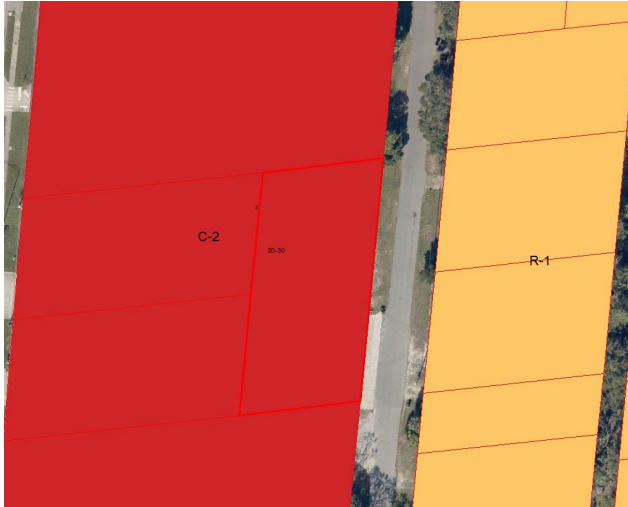
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

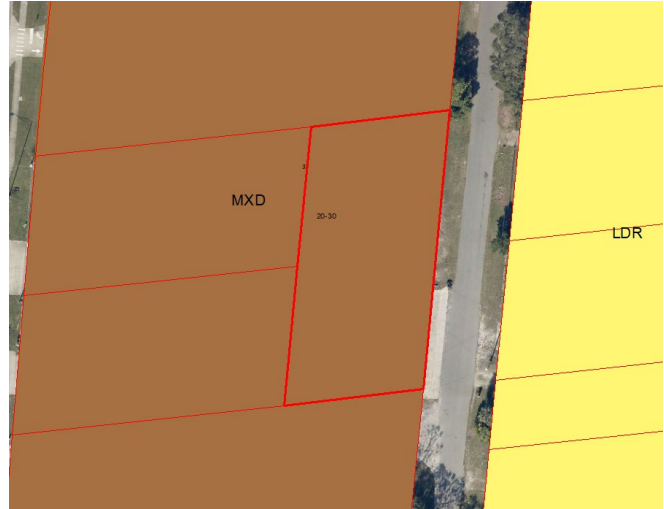
- The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml>. A site plan must be submitted and approved for the change of use.

## PROJECT AREA ZONING AND AERIAL MAPS

**Zoning**



**Future Land Use**



**Aerial**



## AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	COMMENT
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>
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 will be required in accordance with SCLDC Sec. 30.1292.
4.	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. 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.
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. No action required at this time.
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. No action required at this time.
7.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. No action required at this time.
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. No action required at this time.
9.	Comprehensive Planning	The future land use (FLU) is Mixed Development (MXD) which allow a mixture of nonresidential uses, such as retail commercial, office, service uses and/or light industrial, and daycare facilities. See Seminole County Comprehensive Plan Page FLU-143-144.
10.	Comprehensive Planning	The subject property is less than 6 acres; therefore, a single use development is permitted. See SCCP Page FLU-143.
11.	Comprehensive Planning	The property is within the US 17-92 Corridor. The US 17-92 Corridor is included within the Urban Centers and Corridors Overlay District, which emphasizes coordination of multimodal transportation with a walkable mixed land use pattern. See SCCP Policy FLU 14.1.
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Longwood to service this development.

13.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>
14.	Planning and Development	The proposed use is permitted in current Zoning District designation.
15.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a>
16.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: One (1) space for each four (4) seats in the main auditorium or place of assembly.
17.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)
18.	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.
19.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
20.	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
21.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard.
22.	Public Works - Engineering	The proposed project is located within the Soldiers Creek Drainage Basin.
23.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Urban Land, 0% to 2% Slope (100%), Map Unit Symbol 34. Urban Lands are not classified by the USDA. The USDA Web Soil Survey does not estimate the Depth to Water Table and does not designate the Hydrologic Soil Group.
24.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope north.

25.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the property to the north, as well as towards N. Brassie Drive. There is no stormwater retention system or stormwater management system on the site. There is, also, no stormwater management system along N. Brassie Drive. From the available one (1) foot contour data, it appears that the site is draining north along N. Brassie Drive, then, east along Florida Avenue to a very shallow swale located along the south side of the road, with slightly increased capacity further to the east, to its low point at the very east end of Florida Avenue, located between the City of Winter Springs Water Treatment Plant stormwater retention pond and the Seven Oaks stormwater retention pond. Considering that this area has no viable stormwater conveyance system, an onsite stormwater retention pond will be required. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a site with no viable outfall and/or defined conveyance system or with a restricted outfall system requires a 25-Year, 24-Hour Total Retention.
26.	Public Works - Engineering	A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.
27.	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 please visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
28.	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> )
29.	Public Works - Engineering	The site fronts N. Brassie Drive. Based on the preliminary review, it is not clear that the roadway geometry and structure meet the current Seminole County standards. Per the Seminole County Public Works Engineering Manual - Section 1.11.1 (Right-of-Way and Pavement Widths by Classification), the minimum pavement width for Local Urban Roads is 20 feet. N. Brassie Drive is a Seminole County road and is functionally classified as Local Road. The road was originally constructed in 1960 and last resurfaced in 2016. N. Brassie Drive is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program.
30.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along the N. Brassie Drive frontage. This sidewalk shall connect to the existing sidewalk along the north side of Florida Avenue. A pedestrian crosswalk will be required at the intersection of N. Brassie Drive and Florida Avenue. An adequate traffic signage will be required as well.
31.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements), in all cases, an inbound radius of 50 feet at development access is required. Refer to the Manual's Detail T-16 for design and markings specifications.
32.	Public Works - Engineering	An Internal Site Traffic Circulation Analysis is required to demonstrate that queuing will not adversely impact the traffic flow along N Brassie Drive and Florida Avenue.



## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER	CONTACT
Planning and Development	Maya Athanas	Phone: 407-665-7388 Email: <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Works - Engineering	Vladimir Simonovski	Phone: 407-665-5762 Email: <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine	Phone: 407-665-2024 Email: <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Works - Impact Analysis	William Wharton	Phone: 407-665-5730 Email: <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Comprehensive Planning	Tyler Reed	Phone: 407-665-7398 Email: <a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald	Phone: 407-665-2024 Email: <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung	Phone: 407-665-7391 Email: <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas	Phone: 407-665-7388 Email: <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Building Division	Jay Hamm	Phone: 407-665-7468 Email: <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a>

## 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](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<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>