

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

PROJECT NAME:	CHABAD LUBAVITCH - PRE-APPLICATION	PROJ #: 23-80000149
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/07/23	
RELATED NAMES:	EP LARRY POLINER	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	26-20-29-300-004E-0000+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR EXPANSION OF FACILITIES ON 3.05 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF GLEN ETHEL LN, EAST OF MARKHAM WOODS RD	
NO OF ACRES	3.05	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF GLEN ETHEL LN, EAST OF MARKHAM WOODS RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
RABBI MAJESKY CHABAH LUBABITCH 1701 MARKHAM WOODS RD LONGWOOD FL 32779 RABBI@JEWISHNORTHORLANDO.COM	LARRY POLINER RCE CONSULTANTS LLC 617 ARVERN DRIVE ALTAMONTE SPRINGS FL 32701 (407) 452-8633 LARRY@RCECONSULTANTS.NET	

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 parcels have an existing Zoning District of A-1 (Agriculture) with a Future Land Use of Suburban Estates.
- The A-1 (Agriculture) zoning district permits the use of a church/house of worship as well as public and private elementary schools. Middle school, high school, and Pre-K uses will require approval of a Special Exception by the Board of County Commissioners.
- The special exception process and site plan approval process may run concurrently at the risk of the Applicant; however, the site plan cannot be approved until the special exception has been approved by the Board of County Commissioners.

PROJECT AREA ZONING AND AERIAL MAPS

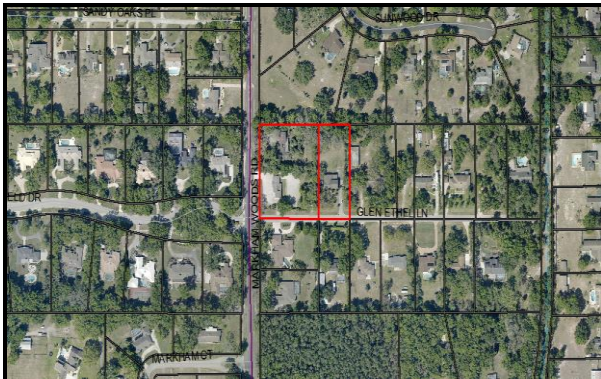
Zoning



Future Land Use



Aerial



Aquifer Recharge Area



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	<p>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 information with the site plan application:</p> <ol style="list-style-type: none"> 1. Net buildable Area. 2. Floor Area Ratio. 3. Impervious Surface Ratio. 4. Building Height in feet. <p>This is used to calculate the land use intensity of the site.</p>	Info Only
2.	Buffers and CPTED	Based on best available information, staff estimates the following buffering will be required. (North and East: 25' width, 0.5 opacity) (South: 10' width, 0.2 opacity) (West: 15' width, 0.4 opacity). If a parking buffer is required, it would be in addition to the standard buffers.	Info Only
3.	Buffers and CPTED	Per Sec. 30.1294. 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
4.	Buffers and CPTED	Sec. 30.1287. - Parking buffers. A parking buffer in compliance with the table in Section 30.1284(a) shall be required where a parking lot or parking structure is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Sections 30.1286(a) or 30.1286(b).	Info Only
5.	Buffers and CPTED	Please be prepared to submit a landscape plan with the site plan application.	Info Only
6.	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. Depending on when the application for a building permit is submitted, code information may be required to reflect the adoption 8th edition of FBC in early 2024. No action required at this time.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. No action required at this time.	Info Only
8.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. No action required at this time.	Info Only
9.	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.	Info Only
10.	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications. No action required at this time.	Info Only
11.	Comprehensive Planning	SCCP FLU-125-The future land use is Suburban Estates which allow for houses of worship and schools.	
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service this development.	Info Only
13.	Impact Analysis Coordination	A traffic impact analysis (TIA) may be required if the net new trip generation from the proposed project generates 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for	Info Only

		review and approval prior to submittal of the TIA itself.	
14.	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. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. 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	Info Only
15.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)	Info Only
16.	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)	Info Only
17.	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)	Info Only
18.	Planning and Development	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/	Info Only
19.	Planning and Development	The setbacks for the A-1 (Agriculture) zoning district are: Fifty (50) foot Front Yard, Thirty (30) foot Rear yard, Ten (10) foot Side Yard, Fifty (50) foot Side Street.	Info Only
20.	Planning and Development	The proposed use of a Synagogue is permitted in current A-1 (Agriculture) Zoning District designation.	Info Only
21.	Planning and Development	The proposed use of the school that have childcare facilities during the day or evening (that are not associated with the church service time and open to the public); voluntary prekindergarten education programs; public and private middle schools, high schools and colleges require approval of a Special Exception by the Board of County Commissioners. A special exception can take up to up to six months. Here is a link to the special exception process: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml .	Info Only
22.	Planning and Development	The Special Exception Application requires a conceptual site plan; if approved by the Board of County Commissioners, approval of an Engineered Site Plan is required.	
23.	Planning and Development	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-	Info Only

		development/development-processes-requirements/index.shtml	
24.	Planning and Development	The subject property is within the Aquifer Recharge Overlay District. (Part 54 Chapter 30; FLU Element Exhibit-21)	Info Only
25.	Planning and Development	<p>Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30.</p> <p>Parking requirements for the Churches, Temples, or Places of Worship. One (1) space for each five (5) seating places in the main auditorium.</p> <p>Additional parking requirements for Schools and Public Buildings are One (1) space for each four (4) seats in the main auditorium or place of assembly.</p>	Info Only
26.	Planning and Development	The required parking size is 10' x 20'.	Info Only
27.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at the time of site plan review. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
28.	Planning and Development	The maximum allowable building height is thirty-five (35) feet.	Info Only
29.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Info Only
30.	Planning and Development	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
31.	Planning and Development	<p>The subject site is located within the Wekiva Study Area.</p> <p>Properties within this designated area are required to develop to the Environmental Design Standards, under Part 58 of the Seminole County Land Development Code as well as FLU 13 of the Seminole County Comprehensive Plan.</p>	Info Only
32.	Planning and Development	<p>The subject site is located in an aquifer high recharge area.</p> <p>An Aquifer recharge area means areas where the prevailing geologic conditions allow infiltration rates which create a high potential for contamination of ground water resources or contribute significantly to the replenishment of ground water with potential to be used for potable water.</p>	Info Only
33.	Planning and Development	<p>Per Policy FLU 13.2 (B)(3)(a) the maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses.</p> <p>FLU 13.2 (B)(3)(b) - Except for handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.</p> <p>FLU 13.2 (C)(1) - Restricting untreated water from a development site from directly discharging into karst features, requiring a clearing, and building construction setback of a minimum of 50 feet</p>	Info Only

		from karst features or sensitive natural habitat, Maintaining a minimum 25 feet, average 50 foot natural buffer adjacent to karst features.	
34.	Planning and Development	Per Policy FLU 13.1- Open Space within the Wekiva Study Area is defined as any portion of a parcel or area of land or water, which is open from the ground to the sky, including areas left undeveloped or minimally developed as part of a natural resource maintained preserve (e.g., floodplains, wetlands, soils unsuitable for development, etc.), passive recreational area, or stormwater management area, buffers, landscaped areas, easements for pedestrian connection, and trails, with consideration of wildfire minimization. Such designated open space excludes waterbodies, areas in lots, street rights-of-way, parking lots, impervious surfaces, and active recreation, such as golf courses.	Info Only
35.	Planning and Development	For non-residential properties, twenty-five (25) percent open space shall be required. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, and/or preservation of natural resources.	Info Only
36.	Planning and Development	Signage shall comply with Seminole County Land Development Code Sec. 30.1243-Sign Standards. A separate building permit will be required.	Info Only
37.	Planning and Development	Seminole County has performance standards to avoid creating potential offensive or injurious conditions such as noise, vibration, glare and more. Please see Part 68 of the Seminole County Land Development Code: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT68PEST	Info Only
38.	Planning and Development	Sunshine Water Services is the utility provider; at time of Site Plan review a letter of available capacity must be provided.	Info Only
39.	Planning and Development	Per Sec. 30.1229(1) - Irrigation plans shall be provided at the time of site plan review.	Info Only
40.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	Info Only
42.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.022 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
43.	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
44.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
45.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note:	Info Only

		<p>1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <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>	
46.	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.	Info Only
47.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.	Info Only
48.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
49.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
50.	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 .	Info Only
51.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
52.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along Markham Woods frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only
53.	Public Works - Engineering	Recommend that the existing driveway be moved north to provide better access separation and to provide additional circulation to the site for drop off and pickup. Stacking analysis will be required for drop off and pickup times for the school use to ensure that no cars will stack in the public right-of-way.	Info Only
54.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	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	STATUS	REVIEWER
Environmental Services	No Review Required	James Van Alstine 407-665-2014
Impact Analysis Coordination	Review Complete	William Wharton 407-665-5730
Planning and Development	Review Complete	Annie Sillaway 407-665-7936
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388
Public Works - Engineering	Review Complete	Jose Gomez 407-665-7383
Natural Resources	Review Complete	Sarah Harttung 407-665-7391
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177
Building Division	Review Complete	Jay Hamm 407-665-7468

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) 571-8000	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