

**SEMINOLE COUNTY GOVERNMENT**  
 1101 EAST FIRST STREET, WEST WING  
 SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	<b>JAFFER REACHOUT FOUNDATION - PRE-APPLICATION</b>	<b>PROJ #: 26-8000033</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/23/26	
RELATED NAMES:	EP MICHAEL KERNS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	24-20-30-300-0180-0000+	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR A PRIVATE SCHOOL WITH RECREATIONAL FACILITIES AND PARKING ON 50.2 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF MYRTLE ST, EAST OF NOLAN RD	
NO OF ACRES	50.2	
BCC DISTRICT	2-ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE MYRTLE ST, EAST OF NOLAN RD	
FUTURE LAND USE	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MICHAEL KERNS AVCON INC 5555 E MICHIGAN ST ORLANDO FL 32822 (407) 599-1122	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.**

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

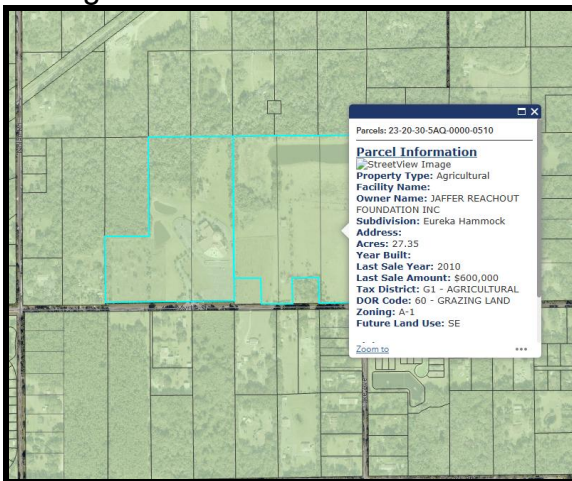
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

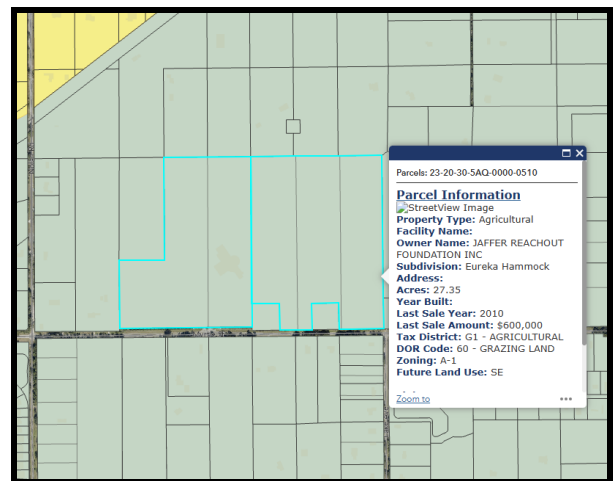
- The subject property has a Future Land Use designation of Suburban Estates and a zoning designation of A-1 (Agriculture). In the A-1 zoning district, middle school, high school and cemetery uses require Special Exception approval. The proposed uses of an outdoor athletic complex and event pavilion are not permitted in the A-1 zoning district. However, if they are for the sole use of the school, it may be permitted as an accessory use for the school, not open to the public.
- The Special Exception process takes approximately four months to complete and requires the applicant to hold a community meeting and attend two public hearings.
- Residential development under the Suburban Estates Future Land Use and A-1 zoning district is limited to one dwelling unit per net buildable acre with a minimum lot size of one acre and minimum lot width at building line of 150 feet, unless developed under the criteria of Seminole County Land Development Code Section 30.10.13 Urban Conservation Village Design.

## PROJECT AREA ZONING AND AERIAL MAPS

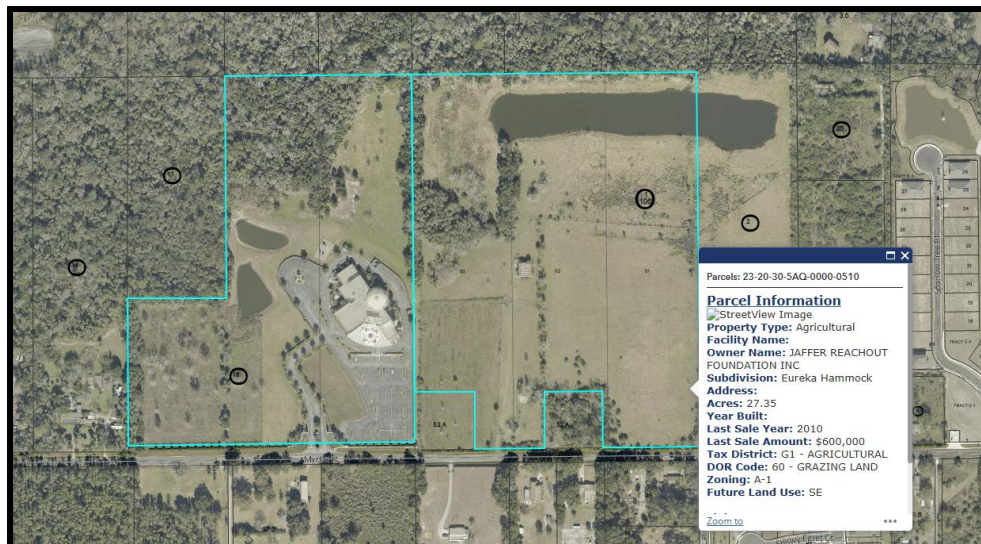
Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Upon submittal of plans, to calculate the required buffers please provide: 1. Impervious Surface Ratio. 2. Floor Area Ratio (FAR) 3. Height (feet)
2	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>
3	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DEL_AUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DEL_AUSCLIN</a>
4	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LA_PLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LA_PLIRPLSURE</a>
5	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
6	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
7	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
8	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4

9	Buffers and CPTED	Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.
10	Building Division	<ul style="list-style-type: none"> <li>-Permitting Requirements for Future Proposed Construction or Demolition</li> <li>-Standard building permit will apply</li> <li>- Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...</li> </ul>
11	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code
12	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.
13	Building Division	- Separate demolition permits are required for the demolition of each existing structure.

14	Comprehensive Planning	The subject property has a Suburban Estates (SE) Future Land Use Designation. The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. Lots sizes of less than one acre may be permitted with accompanying PUD zoning; provided, however, that density shall be computed on the basis of one dwelling unit per net buildable acre; provided, further, however, that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel. Uses a. Single family residences on a minimum of one acre; b. General rural uses; c. Houses of worship, country clubs (over 10 acres in size) and home occupations; d. Public elementary schools, public middle schools and public high schools; and e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures. Based on this, the proposed use of a school appears consistent with the Suburban Estates Future Land Use. The use will also need to be consistent with the underlying zoning.
15	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.
16	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.
17	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the south side of Myrtle St.
18	Environmental Services	This development is within Seminole County's sanitary sewer service area. The nearest connection point is a 4" PVC force main running along the north side of Myrtle St. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.
19	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.

20	Environmental Services	<p>If you would like to see a utility GIS map of the area, please submit a request form by following the provided link:  <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a>.</p> <p>This page can also be navigated to from our official website via Departments and Services -&gt; Utilities -&gt; Utilities Engineering -&gt; Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.</p>
21	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
22	Natural Resources	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.
23	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
24	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
25	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
26	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
27	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)

28	Natural Resources	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)
29	Natural Resources	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)
30	Natural Resources	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.
31	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)
32	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)
33	Natural Resources	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)
34	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
35	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)
36	Natural Resources	According to the county wetland maps, wetlands are possibly located on the northwestern portion of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **
37	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.

38	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.
39	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.
40	Natural Resources	Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: <a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials
41	Planning and Development	The subject property has a Future Land Use designation of Suburban Estates and a zoning designation of A-1 (Agriculture). In the A-1 zoning district, middle school, high school and cemetery uses require Special Exception approval. The proposed uses of an outdoor athletic complex and event pavilion are not permitted in the A-1 zoning district. However, if they are for the sole use of the school, it may be permitted as an accessory use for the school, not open to the public.
42	Planning and Development	Residential development under the Suburban Estates Future Land Use and A-1 zoning district is limited to one dwelling unit per net buildable acre with a minimum lot size of one acre and minimum lot width at building line of 150 feet, unless developed under the criteria of Seminole County Land Development Code Section 30.10.13 Urban Conservation Village Design.
43	Planning and Development	The Special Exception process takes approximately four months to complete and requires the applicant to hold a community meeting and attend two public hearings before the Planning and Zoning Commission (P&Z) and the Board of County Commissioners (BCC). <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml</a>

44	Planning and Development	<p>Seminole County requires community meetings for all Special Exceptions. Prior to staff scheduling the required public hearings, you must conduct a community meeting in compliance with Seminole County Land Development Code Section 30.3.5.3. The community meeting shall be held at least 20 days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. You will need to prepare a flyer that you will send out to the community in compliance with Section 30.3.4.2(e). Prior to sending out the flyer, please provide the project manager with a draft to approve before mailing them out. During the meeting, you will be required to have a sign in sheet for the public and take minutes, which you will provide to the project manager after the meeting. See the link for additional information:</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a></p>
45	Planning and Development	<p>SCLDC Section 30.3.1.5(a) states that to grant a Special Exception, the Board must make a determination that the use requested meets the following criteria:</p> <ul style="list-style-type: none"> <li>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</li> <li>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</li> <li>(3) Is consistent with the County's comprehensive plan; and</li> <li>(4) Will not adversely affect the public interest; and</li> <li>(5) Meets any special exception criteria described in Additional Use Standards (<b>see Section 30.6.17.5(a)</b>); and</li> <li>(6) Meets the following additional requirements in A-1: <ul style="list-style-type: none"> <li>i .Is consistent with the general zoning plan of the rural zoning classifications; and</li> <li>ii. Is not highly intensive in nature; and</li> <li>iii. Is compatible with the concept of low-density rural land use; and</li> <li>iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.</li> </ul> </li> </ul>
46	Planning and Development	<p>An applicant for a special exception shall file with the Planning &amp; Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan. The conceptual plan 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.</p>

47	Planning and Development	Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).
48	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.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>
49	Planning and Development	Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</a>
50	Planning and Development	At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking. Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.
51	Planning and Development	The building setbacks for the A-1 zoning district are: Front - 50 feet Side yard - 10 feet Rear - 30 feet

52	Planning and Development	The maximum allowable building height is 35 feet.
53	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a></p>
54	Planning and Development	<p>Per Sec. 30.11.6.2 Design of off-street parking requirements Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.</p> <p>(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.</p> <p>(c) Curbs, Wheel Stops, and Encroachments.</p> <p>(1) The maximum height of curbs shall be six (6) inches where the overhang of bumpers is anticipated. The maximum height of wheel stops shall be five (5) inches.</p> <p>(2) Where the curb abutting the pedestrian walkway is used as a wheel stop, the walkway must be a minimum of seven (7) feet wide to accommodate up to two (2) feet of vehicle overhang.</p> <p>(3) Where a curb or wheel stop is provided, the overhang of a motor vehicle past the curb or wheel stop may be counted as part of the required parking module. The adjacent parking stalls may be reduced by two (2) feet as measured from the face of the curb or wheel stop.</p>
55	Planning and Development	The proposed uses of an outdoor athletic complex and event pavilion are not permitted in the A-1 zoning district. However, if they are for the sole use of the school, it would be permitted as an accessory use for the school, but would not be authorized to be open to the public. There is not a special exception option to permit this use as such.
56	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
57	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
58	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

59	Public Safety - Fire Marshal	"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"
60	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.
61	Public Works - Engineering	Based on FEMA FIRM Map and the new Seminole County Lake Jesup Basin Study, the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.
62	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.
63	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained class soils.
64	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues downstream, therefore the site will be required to retain the volumetric difference for the 25-year, 24-hour storm event volume onsite without discharge and meet water quality volume.
65	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.
66	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.
67	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Six Mile Creek
68	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.

69	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>
70	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
71	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
72	Public Works - Engineering	Left turn lanes are required at all entrances.
73	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway.
74	Public Works - Engineering	Dedication of additional right-of-way may 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.
75	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval sidewalks are required along the entire property frontage and a note to the plans that states "Any sidewalk less than 5' wide or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.
76	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .

## DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Building Division	Daniel Losada (407) 665-7468 <a href="mailto:dlosada@seminolecountyfl.gov">dlosada@seminolecountyfl.gov</a>
Comprehensive Planning	David German (407) 665-7377 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Environmental Services	Maliha Rahman (407) 665-2033 <a href="mailto:mrahman@seminolecountyfl.gov">mrahman@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung (407) 665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Jim Potter (407) 665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, April 10, 2026, in order to place you on the Wednesday, April 15, 2026 meeting agenda.

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

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### 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/>

### Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

### Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

### Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

### FEMA LOMR (Letter of Map Revision):

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

### Cities:

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<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) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### 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>