

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, June 14, 2024, in order to place you on the Wednesday, June 19, 2024, meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

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

PROJECT NAME:	MORNING STAR - PRE-APPLICATION	PROJ #: 24-80000077
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/29/24	
RELATED NAMES:	EP ROSELINE CLERGE	
PROJECT MANAGER:	ANGI GATES (407) 665-7465	
PARCEL ID NO.:	21-21-32-5CF-5200-0190	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO INCREASE THE CAPACITY FROM 6 BEDS TO 8 BEDS AT AN EXISTING ASSISTED LIVING FACILITY ON 0.32 ACRES IN THE R-3 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W 7TH ST, WEST OF S CR 419	
NO OF ACRES	0.32	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	R-3	
LOCATION	ON THE NORTH SIDE OF 7 TH ST, WEST OF S CR 419	
FUTURE LAND USE-	HDR	
SEWER UTILITY	FLORIDA GOVT UTILITY AUTH	
WATER UTILITY	FLORIDA GOVT UTILITY AUTH	
APPLICANT:	CONSULTANT:	
ROSELINE CLERGE BRIGHT MORNING STAR 638 WHITE CRANE CT CHULUOTA FL 32766 (407) 483-2546 ROSELINECLERGE@GMAIL.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

- Do the residents drive?
- How many employees?
- Will more than one employee be on site at the same time?

PROJECT AREA ZONING



PROJECT AREA AERIAL



PROJECT AREA FLU



AGENCY/DEPARTMENT COMMENTS

ALL STAFF COMMENTS ARE INFORMATIONAL ONLY

REF #	REVIEWED BY	STAFF COMMENT
1	Building Division Jay Hamm	Increasing the number of persons from 6 to 8 does not generate additional Florida Building Code requirements. FBC 308.3 Institutional I-1, see sub paragraph 308.3.3.
2	Building Division Jay Hamm	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. This applies if the intent is to create additional bedrooms.
3	Public Safety - Fire Marshal Matthew Maywald	Residential board and care facilities under 16 persons is consider a "small facility". The change from 6-8 will not change these requirements.
4	Public Safety - Fire Marshal Matthew Maywald	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.
5	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
6	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.
7	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with Florida Government Utility Authority for increased water/sewer demands as needed.
8	Environmental Services James Van Alstine	If this development is being serviced by an onsite sewage treatment and disposal system (OSTDS) aka septic system, you may need to modify your existing OSTDS permit, especially if the increased sewer demands exceed your discharge limits. Please contact the Florida Department of Health for any OSTDS related questions/concerns that you may have.
9	Public Works - Engineering Vladimir Simonovski	It appears that the site will not undergo any changes; however, if the SC Planning & Zoning Division determines that a building expansion or additional parking is required per the SC Land Development Code, the engineering requirements (traffic, drainage, and grading) will be assessed through the Site Permit process.
10	Buffers and CPTED Maya Athanas	A full buffer review will be done at time of special exception review if necessary.
11	Planning and Development Angi Gates	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

		<p>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.</p> <p>Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>
12	Planning and Development Angi Gates	<p>The setbacks for the R-3 zoning district are: Front Yard 25' Rear yard 25' Side Yard 25'</p>
13	Planning and Development Angi Gates	<p>The proposed use is not permitted in the current Zoning District designation and will require the following approval process:</p> <p>Special Exception: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/board-of-adjustment/board-of-adjustment-processes.stml</p>
14	Planning and Development Angi Gates	<p>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.stml</p>
15	Planning and Development Angi Gates	<p>30.6.10 Community Residential Homes and Assisted Living Facilities.</p> <p>30.6.10.1 Statement of intent.</p> <p>(a) In order to prevent concentration of foster care and group home facilities and the detrimental impact to a neighborhood caused by a high concentration of these facilities, the Board of County Commissioners shall exercise care in considering a request to establish a foster care or group home facility by determining that the approval of the new facility or addition to an existing facility, when considered in light of the number of other such facilities licensed by the state (excluding foster homes) in the vicinity of the proposed site will not stress the limited capacity of a neighborhood's existing social structure to accommodate foster care and group home facilities. A second intention of this provision is to protect existing foster care and group home facilities from the possibility that an over concentration of such facilities in a neighborhood might develop which may inadvertently recreate an institutional setting. Such a setting is an impediment to the successful functioning of foster care and group home facilities.</p> <p>(b) To help fulfill this intent the applicant is required to provide a list of the location of all group care facilities indicating the number of clients at each facility. The list is to be certified by the State department licensing such facilities.</p>
16	Planning and Development Angi Gates	<p>CENCEPTUAL SITE PLAN REQUIREMENTS: 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 or existing 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</p>

		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.
17	Planning and Development Angi Gates	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. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
18	Planning and Development Angi Gates	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. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
19	Planning and Development Angi Gates	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: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf
20	Planning and Development Angi Gates	30.6.10.3 Community residential homes with seven (7) or more unrelated residents and assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings: (a) That the location does not create an over-concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time. In the event that the provisions of this Section conflict with the provisions of Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern. (b) In single- and two-family residential districts (including A-1 and RC-1), the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size. (c) In multiple-family residential districts, the Board of County Commissioners shall determine that the proposed use is compatible with the area in its intensity of land use. (d) A copy of the application to the appropriate State agency shall accompany the application for the special exception.
21	Planning and Development Angi Gates	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: Two (2) spaces for each bed.
22	Planning and Development Angi Gates	Staff cannot support a commercial use in a residential area.

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
Planning and Development	Angi Gates 407-665-7465 agates@seminolecountyfl.gov
Natural Resources	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski 407-665-5762 vsimonovski@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Building Division	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov
Environmental Services	James Van Alstine 407-665-2014 jvanalstine@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.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org