

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, April 4, 2025, in order to place you on the Wednesday, April 9, 2025 meeting agenda.

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

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

PROJECT NAME:	ORANGEWOOD CHRISTIAN SCHOOL - PRE-APPLICATION	PROJ #: 25-80000034
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/20/25	
RELATED NAMES:	EP DANIELLE PENDLETON	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	23-21-29-300-010A-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A BASKETBALL COURT ON 5 ACRES IN THE R-1AA ZONING DISTRICT	
NO OF ACRES	5	
BCC DISTRICT	3 - CONSTANTINE	
CURRENT ZONING	R-1AA	
LOCATION	WEST SIDE OF TRINITY WOODS LN, NORTH OF ORANOLE RD	
FUTURE LAND USE	LDR	
APPLICANT:		CONSULTANT:
TRAVIS PENDLETON STAGEDOOR II 3050 DEE ST APOPKA FL 32703 (321) 439-3570 TRAVIS@STAGEDOORTWO.COM		DANIELLE PENDLETON STAGEDOOR II 3050 DEE ST APOPKA FL 32703 (407) 578-2918 DANIELLE@STAGEDOORTWO.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.

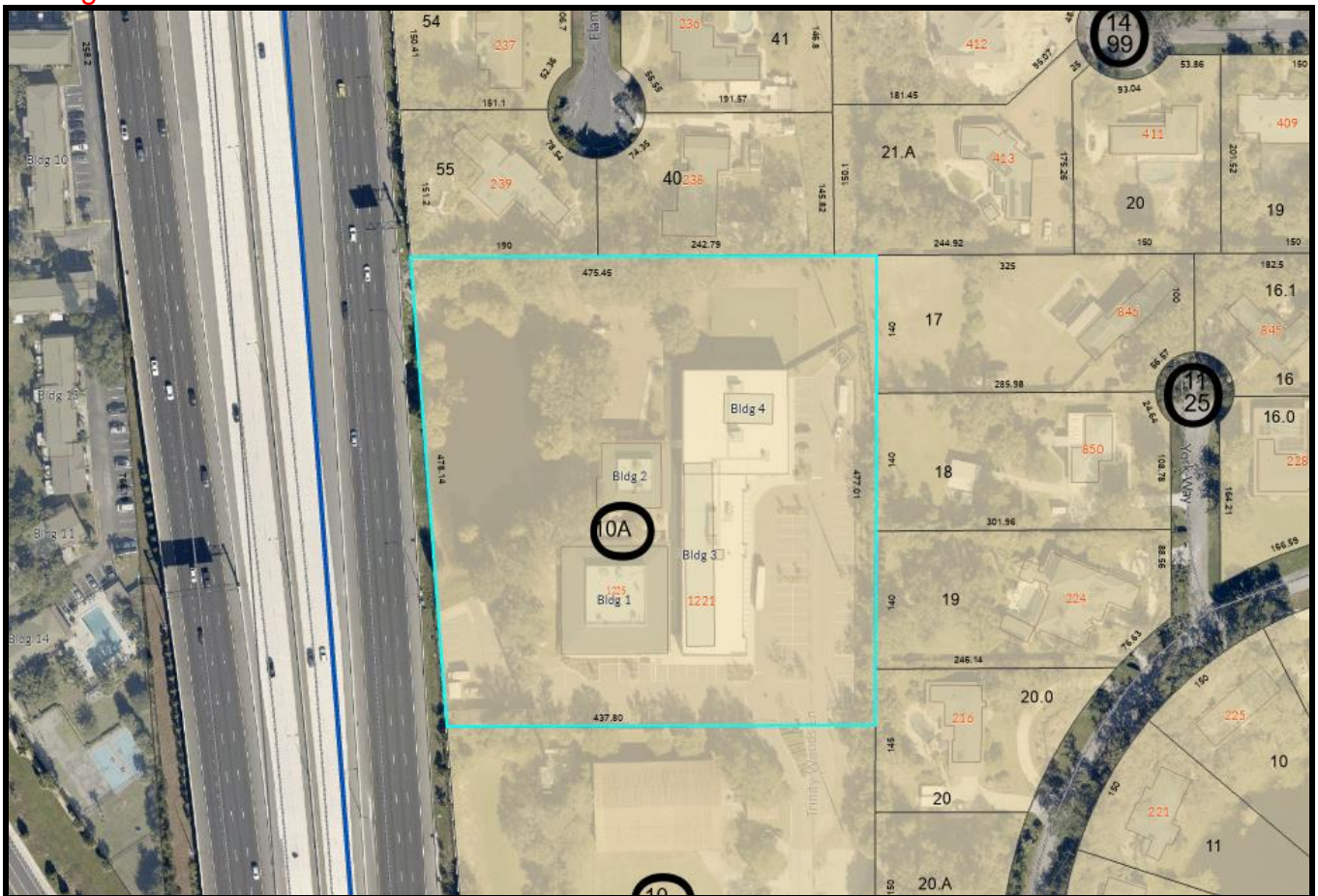
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property is in the R-1AA zoning district and the Low Density Residential Future Land Use designation.
- The existing Special Exception for this school would be required to be amended for the installation of the basketball court. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings. You would then need to do a small site plan prior to the building permit.
- The property has multiple easements along the northern and eastern property lines. The basketball court would need to be placed in an area that does not impede upon the easements or buffers.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	Buffer requirements will be 25 feet on the north property line
4	Buffers and CPTED	Due to overhead utility lines along the eastern portion of the property, only understory trees and shrubs may be planted.
5	Buffers and CPTED	A full buffer review will be done at time of site plan review.
6	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.
7	Building Division	A hard surface accessible route will be required to the basketball court.
8	Building Division	Please note that if future bleachers are planned, they will be subject to occupancy classification of A-5 in 2023 Florida Building Code 8th ed. No action required at this time.

9	Comprehensive Planning	An approved special exception that is allowed within the underlying zoning would be consistent with the Future Land Use designation of Low density Residential (LDR).
10	Environmental Services	The proposed concrete slabs/basketball courts are not allowed to encroach into the existing 15 ft wide utility easement along the northern property boundary as Seminole County owns/maintains an active 10" potable water main in that area. Ensure that none of the proposed improvements encroach into the existing utility easement area.
11	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
12	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.
13	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)
14	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)
15	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)
16	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)
17	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)

18	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)
19	Planning and Development	The subject property is in the R-1AA zoning district and the Low Density Residential Future Land Use designation.
20	Planning and Development	The existing Special Exception for this school would be required to be amended for the installation of the basketball court. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings. You would then need to do a small site plan prior to the building permit.
21	Planning and Development	The property has multiple easements along the northern and eastern property lines. The basketball court would need to be placed in an area that does not impede on the easements or buffers.
22	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/
23	Planning and Development	The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml
24	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-development/development-processes-requirements/index.shtml
25	Planning and Development	If outdoor lighting is proposed, a photometric plan would be required. SCLDC Sec. 30.15
26	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
27	Public Safety - Fire Marshal	If any proposed structures : Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.

28	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
29	Public Works - Engineering	The proposed project is located within the Little Wekiva/Cranes Roost drainage basin.
30	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.
31	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.
32	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.
33	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a land locked area at I-4 which is FDOT jurisdiction.
34	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
35	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)

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	REVIEWER
Planning and Development	Hilary Padin hpadin@seminolecountyfl.gov
Buffers and CPTED	Hilary Padin hpadin@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff jgoff@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@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.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