

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, November 15, 2024, in order to place you on the Wednesday, November 20, 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:	SERENDIPITY SCHOOL - PRE-APPLICATION	PROJ #: 24-80000129
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/31/24	
RELATED NAMES:	EP JOSEPH KOVECSES	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	23-21-30-300-0190-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A DAYCARE AT AN EXISTING CHURCH ON 5.22 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF DODD RD	
NO OF ACRES	5.22	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF DODD RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
SERENDIPITY SCHOOLS LLC 410 RIDGE RD FERN PARK FL 32730 (407) 223-4970 SERENDIPITYSCHOOLS@GMAIL.COM	JOSEPH KOVECSES LOWNDES 215 N EOLA DR ORLANDO FL 32801 (407) 418-6704 JOSEPH.KOVECSES@LOWNDES-LAW.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

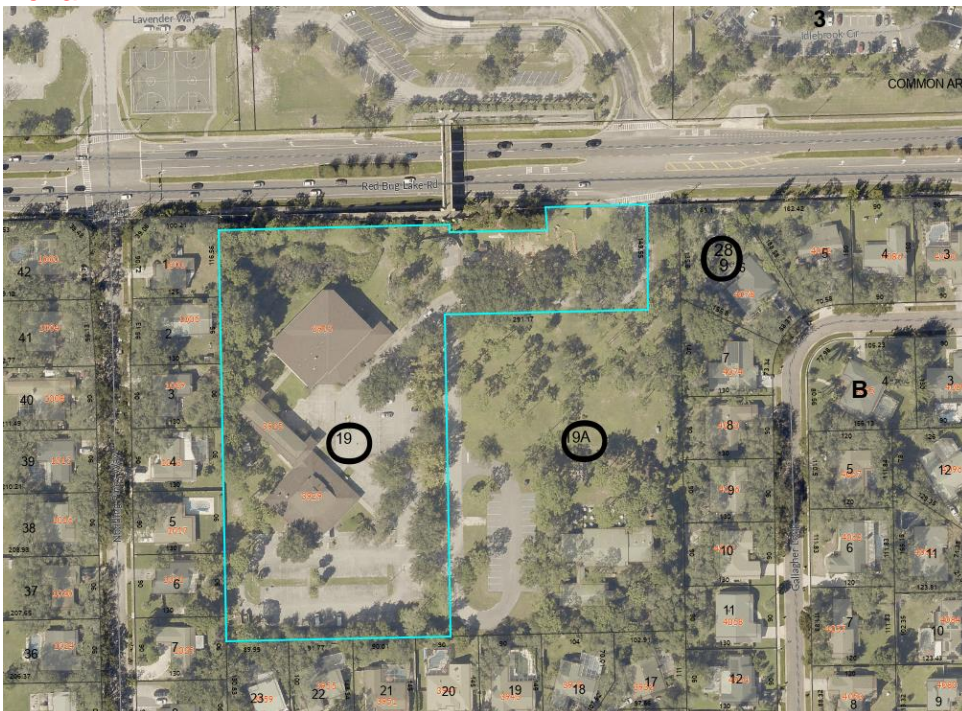
Upon completion of the PSP, you may apply for the Final Plat and Special Exception at the same time. The Special Exception requires you to hold a community meeting and then it will be scheduled to go to the Planning and Zoning Board and BCC for a final decision. The Final Plat and Special Exception will be scheduled for BCC on the same day as they will be contingent upon one another.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Building Division Jay Hamm 11/4/24 9:30 AM	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
2	Building Division Jay Hamm 11/4/24 9:30 AM	Type of use and size of building may require fire sprinklers and fire alarms.
3	Building Division Jay Hamm 11/4/24 9:30 AM	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
4	Building Division Jay Hamm 11/4/24 9:30 AM	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
5	Building Division Jay Hamm 11/4/24 9:30 AM	Please review FBC Building, 466, for any special requirements for "day care" occupancy that may affect project. A key component to this section is the requirement for 1-hour corridors if building does not have a sprinkler system.
6	Buffers and CPTED Maya Athanas 11/4/24 10:19 AM	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
7	Buffers and CPTED Maya Athanas 11/4/24 10:19 AM	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13. if existing landscaping does not meet code requirements at time of site plan review.
8	Buffers and CPTED Maya Athanas 11/4/24 10:19 AM	A full buffer review will be done at time of site plan review.
9	Buffers and CPTED Maya Athanas 11/4/24 10:19 AM	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.
10	Buffers and CPTED Maya Athanas 11/4/24 10:19 AM	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
11	Comprehensive Planning Maya Athanas 11/4/24 10:40 AM	The subject property has split-Future Land Use (FLU) Designations of Low Density residential (LDR) and Public/ Quasi-Public Schools (PUBS). A daycare is a compatible use with the subject FLU.
12	Public Safety - Fire Marshal Matthew Maywald 11/4/24 2:13 PM	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.
13	Public Safety - Fire Marshal Matthew Maywald 11/4/24 2:13 PM	Type of use and size of building may require fire sprinklers and fire alarms.

14	Public Safety - Fire Marshal Matthew Maywald 11/4/24 2:14 PM	This will require a change of use from school to daycare and proper permits through the seminole county building department.
15	Public Safety - Fire Marshal Matthew Maywald 11/4/24 2:14 PM	Further requirements shall come from the applicable chapters in the FFPC 8th Edition.
16	Environmental Services James Van Alstine 11/5/24 9:54 AM	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 6" PVC potable water main running along the east side of Nodding Pines Way. There is also an 8" PVC potable water main running along the west side of this development's private driveway/cross access road. This development has utility easement access to Nodding Pines Way and is already serviced by a water meter/water service line.
17	Environmental Services James Van Alstine 11/5/24 9:57 AM	This development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is an 8" PVC gravity sewer main running along the centerline of Nodding Pines Way. This development has utility easement access to Nodding Pines Way and is already serviced by a sewer lateral connected to our system.
18	Environmental Services James Van Alstine 11/5/24 10:00 AM	This development is not within any reclaim water service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.
19	Environmental Services James Van Alstine 11/5/24 10:04 AM	The current parcel 23-21-30-300-0190-0000 is currently undergoing a lot split/subdivision that will go through a final plat sometime in the future. Utility easements will be required on the final plat to guarantee utility easement access to both future lots/parcels but that will be handled separately with Tuskawilla United Methodist Church.
20	Public Works - Engineering Vladimir Simonovski 11/10/24 2:13 AM	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. There is no wetlands designated area on the site.
21	Public Works - Engineering Vladimir Simonovski 11/10/24 2:13 AM	The proposed project is located within the Howell Creek Drainage Basin.

22	Public Works - Engineering Vladimir Simonovski 11/10/24 2:19 AM	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5% slopes (80%), Map Unit Symbol 31 and Pomello Fine Sand, 0-5% slopes (20%), Map Unit Symbol 27. Tavares-Millhopper Fine Sands, 0-5% slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition. Pomello Fine Sands, 0-5% slopes, are classified by the USDA as "Moderately Well Drained" soils. Pomello Fine Sands constitute 91% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Minor Components (Myakka, non-hydric; Eugallie, non-hydric; Basinger, hydric; Sparr) constitute 9% of the Map Unit Composition.
23	Public Works - Engineering Vladimir Simonovski 11/10/24 2:38 AM	Per the Seminole County Property Appraiser, the existing building structures of the Tuskawilla United Methodist Church were built in 1999; however, there is no Environmental Resource Permit (ERC) from St. Johns River Water Management District (SJRWMD) on file. From the available County infrastructure database, it appears that the existing stormwater retention pond, located in the northwest section of the subject property, outfalls into the County Stormwater Management System along the south side of Red Bug Lake Road via 12-inch PVC pipe. Please note that Drainage Easements will be required to allow existing drainage patterns to be allowed.
24	Public Works - Engineering Vladimir Simonovski 11/10/24 2:52 AM	Although it appears that the access driveway has sufficient length to accommodate the traffic entering the site from Red Bug Lake Road, considering that this driveway is and will be shared with the Socrates Prep School (located just east of the subject parcel), a site Traffic Circulation and Safety Analysis will be required to demonstrate that there will be no adverse impact (traffic delays and safety hazards) on Red Bug Lake Road.
25	Planning and Development Hilary Padin 11/13/24 3:46 PM	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/
26	Planning and Development Hilary Padin 11/13/24 3:46 PM	The proposed use is not permitted in the current Zoning District designation and will require a Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml

27	Planning and Development Hilary Padin 11/13/24 3:46 PM	The following are other processes that may be necessary to proceed with your project: PSP & Final Plat (The Special Exception can be applied for at the same time as the Final Plat)
28	Planning and Development Hilary Padin 11/13/24 3:46 PM	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
29	Planning and Development Hilary Padin 11/13/24 3:46 PM	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: 1 parking space for every xxxxx square feet of xxxxx 1 parking space for each xxxxx employees
30	Planning and Development Hilary Padin 11/13/24 3:46 PM	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
31	Planning and Development Hilary Padin 11/13/24 3:46 PM	New Public Notification Procedures are required for all Special Exceptions. Please see the Public Notification Procedures link for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf
32	Planning and Development Hilary Padin 11/13/24 3:59 PM	Upon completion of the PSP, you may apply for the Final Plat and Special Exception at the same time. The Special Exception requires you to hold a community meeting and then it will be scheduled to go to the Planning and Zoning Board and BCC for a final decision. The Final Plat and Special Exception will be scheduled for BCC on the same day as they will be contingent upon one another.

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.stml>

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.stml>

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