

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	CHABAD OF NORTH ORLANDO PHASE 1 - PRE-APPLICATION	PROJ #: 26-80000088
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/20/26	
RELATED NAMES:	EP CHANIE MAJESKY	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	26-20-29-300-004E-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO ADD A PRESCHOOL PROGRAM TO THE EXISTING CHURCH ON 2 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF MARKHAM WOODS RD AND WINGFIELD DR	
NO OF ACRES	2.00	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHEAST CORNER OF MARKHAM WOODS RD AND WINGFIELD DR	
FUTURE LAND USE-	SE	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
CHANIE MAJESKY CHABAD LUBAVITCH OF NORTH ORL 1701 MARKHAM WOODS RD LONGWOOD FL 32779 (407) 488-6536	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 of Suburban Estates with A-1 (Agriculture) zoning.
- The church would be required to apply for a Special Exception for the proposed daycare.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
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1.	Building Division Daniel Losada	The proposed use requires a change of occupancy from A-3 to mix occupancy A-3/I-4 and must meet the minimum requirements of the Florida Building Code.	Info Only
2.	Building Division Daniel Losada	The proposed change must comply with the Florida Accessibility Code	Info Only
3.	Building Division Daniel Losada	- Type of use and size of building may require fire sprinklers and fire alarms	Info Only
4.	Building Division Daniel Losada	All alterations and required upgrades will require an approved building permit prior to commencing work.	Info Only
5.	Building Division Daniel Losada	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes	Info Only
6.	Comprehensive Planning David German	Proposed site has an SE (Suburban Estates) Future Land Use. Allowable uses in the SE Future Land Use are: - Single family residences on a minimum of one acre; - General rural uses; - Houses of worship, country clubs (over 10 acres in size) and home occupations; - Public elementary schools, public middle schools and public high schools; and - 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 church with school appears consistent with the Suburban Estates Future Land Use. The proposed use needs to also be consistent with the underlying zoning.	Info Only
7.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.	Info Only

8.	Comprehensive Planning David German	Site is located in the Aquifer Recharge Overlay per Seminole County Comprehensive Plan Exhibit 37 and Exhibit 20 within the Most Effective Recharge Area. Per Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection: Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to: - The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and - With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.	Info Only
9.	Environmental Services Maliha Rahman	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
10.	Natural Resources Christina Seckinger	No Review Required.	Info Only
11.	Planning and Development Annie Sillaway	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	Info Only
12.	Planning and Development Annie Sillaway	Special Exception Process: Step 1 – Special Exception: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial.	Info Only

		Step 2 – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.	
13.	Planning and Development Annie Sillaway	The zoning on the subject property is A-1 (Agriculture) zoning, requires a special exception for pre-school/daycare facilities.	Info Only
14.	Planning and Development Annie Sillaway	The building setbacks for A-1 (Agriculture) are: Front: Fifty (50) feet, Ten (10) feet, Thirty (30) feet.	Info Only
15.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Site Plans are reviewed administratively by staff and are not required to be heard by the board. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
16.	Planning and Development Annie Sillaway	The off-street parking requirement for a Daycare, Preschool, and Kindergarten: 1 space / employee.	Info Only
17.	Planning and Development Annie Sillaway	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).	Info Only

18.	Planning and Development Annie Sillaway	The proposed daycare facility does not fall under the definition of private school under Florida Statute 1002.01 (3). The state defines private schools as kindergarten through twelfth grade.	Info Only
19.	Planning and Development Annie Sillaway	Per Sec. 30.11.6.3 (b) Schools and Day Care Centers must provide adequate off-street space for loading and unloading of children.	Info Only
20.	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.	Info Only
21.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
22.	Public Safety - Fire Marshal Matthew Maywald	Change of use/occupancy will require a change of use/occupancy permit through the SC building department to comply with code. Separate permit and review required for any fire alarm/sprinkler work needed due to this scope of work.	Info Only
23.	Public Works - Engineering Andrew Broxton	No traffic or drainage impacts are anticipated from this project provided no alterations to the site are made. Any additional impervious surface will require a drainage analysis at site plan review.	Info Only
24.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061 bpaz@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County 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

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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu