

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

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

PROJECT NAME:	SEMINOLE SCIENCE K-12 CHARTER SCHOOL - PRE-APPLICATION	PROJ #: 24-80000015
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/15/24	
RELATED NAMES:	EP JEFF SWISHER	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	22-20-30-300-022F-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1/C-2 TO PD FOR A STEM CHARTER SCHOOL ON 7.88 ACRES LOCATED ON THE CORNER OF N US HWY 17-92, AND N RONALD REAGAN BLVD	
NO OF ACRES	5.99	
BCC DISTRICT	4-AMY LOCKHART	
CURRENT ZONING	A-1/C-1	
LOCATION	CORNER OF N US HWY 17-92, N RONALD REAGAN BLVD	
FUTURE LAND USE-	MXD/COM	
APPLICANT:		CONSULTANT:
DR AKIN YALCIN DISCOVERY EDUCATION HOLDINGS, 2600 TECHNOLOGY DRIVE ORLANDO FL 32804 (407) 299-6595 AKIN@ORLANDOSCIENCE.ORG		JEFF SWISHER KIMLEY-HORN 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1665 JEFF.SWISHER@KIMLEY-HORN.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.

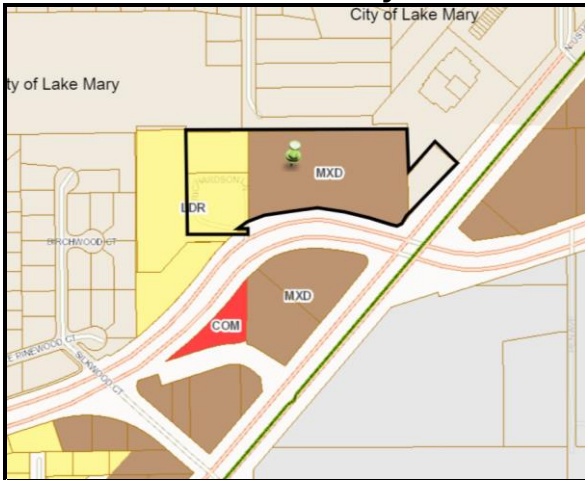
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

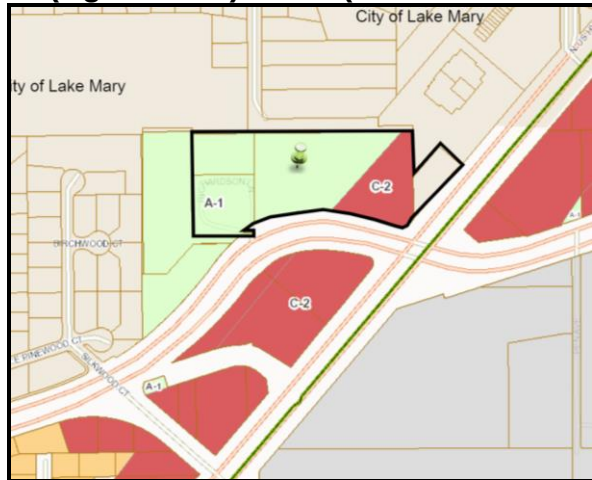
- The subject site is comprised of 4 parcels, one of which is located within the City of Lake Mary.
- The 3 parcels located within unincorporated Seminole County have a Future Land Use of Mixed Development and Low Density Residential; and a zoning classification of A-1 (Agriculture) and C-2 (Retail Commercial).

PROJECT AREA ZONING AND AERIAL MAPS

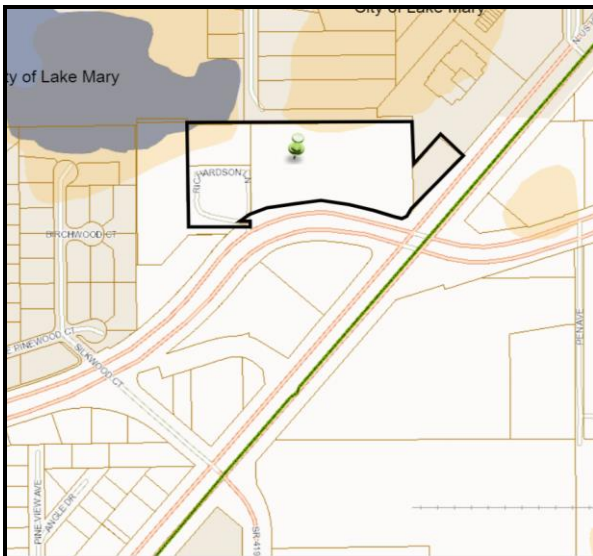
Mixed Use & Low Density Residential



A-1 (Agriculture) & C-2 (Retail Commercial)



Wetlands shown in Yellow



AGENCY/DEPARTMENT COMMENTS

1.	REVIEWED BY	TYPE	STATUS
2.	Buffers and CPTED	A landscape plan will be required at site plan submittal. Please be prepared to indicate the buffer opacities, widths, plant units, plant species, size, and quantity.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of rezone or site plan review. In order for staff to conduct the buffer review, provide the impervious surface ratio, floor area ratio, actual building height in feet, and actual building setbacks.	Info Only
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Info Only
5.	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	Info Only
6.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
7.	Buffers and CPTED	Existing vegetation may be used to satisfy buffer requirements.	Info Only
8.	Buffers and CPTED	Sec. 30.1287. - Parking buffers. A parking buffer in compliance with the table in Section 30.1284(a) shall be required where a parking lot or parking structure is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Sections 30.1286(a) or 30.1286(b).	Info Only
9.	Buffers and CPTED	Use Sec.30.1286 to determine required buffer opacities. For buffer purposes, CR 427 and US 17-92 are considered arterial. For example, if the site it determined to be a land use intensity of VII, a 15' wide, 0.4 opacity buffer would be required on the east and south.	Info Only
10.	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.	Info Only
11.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
12.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
13.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be	Info Only

		required.	
14.	Comprehensive Planning	The subject Property is within the US 17-92 Corridor which is included within the Urban Centers and Corridors Overlay District, which emphasizes coordination of multimodal transportation with a walkable mixed land use pattern. See Policy FLU 14.1 of the SCCP.	Info Only
15.	Environmental Services	This development is within the City of Lake Mary's potable water service area. However, we have a 20" PVC potable water main running along the north side of N Ronald Reagan Blvd that is capable of servicing this development. If the County were to service potable water to this development, a letter from the City of Lake Mary stating that they have no objection will be required. Please coordinate with the City of Lake Mary to help determine how best to service this development.	Info Only
16.	Environmental Services	This development is within the City of Lake Mary's sanitary sewer service area. However, we have a 4" PVC force main running along the western property boundary of parcels 22-20-30-516-0C00-0000 and 22-20-30-513-0000-0020 as well as a public lift station located near the northwest corner of parcel 22-20-30-516-0C00-0000. Both the 4" PVC force main and public lift station are available through public utility easement access. If we were to service sanitary sewer to this development, we would need a letter from the City of Lake Mary stating that they have no objection to us doing so. Please coordinate with the City of Lake Mary to help determine how best to service this development.	Info Only
17.	Environmental Services	This development is not within any reclaim water service areas so irrigation would be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
18.	Environmental Services	Please see the file "Victoria Commons Plat" in the Resources folder on EPlan for reference on the public utility easement access to our utility infrastructure on the adjacent parcels of 22-20-30-516-0C00-0000 and 22-20-30-513-0000-0020.	Info Only
19.	Environmental Services	If this development is going to be generating waste from large scale cooking/kitchen activities, then this development will need to install grease traps as well as be registered with and monitored by Seminole County's Industrial Pretreatment Program. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development or grease trap sizing/specifications.	Info Only
20.	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)	Info Only
21.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any	Info Only

		applicable state permits prior to construction.	
22.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	Info Only
23.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)	Info Only
24.	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)	Info Only
25.	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)	Info Only
26.	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/	Info Only
27.	Planning and Development	The 3 parcels located within unincorporated Seminole County have a Future Land Use of Mixed Development and Low Density Residential; and a zoning classification of A-1 (Agriculture) and C-2 (Retail Commercial). The Low Density Residential FLU does not permit private schools. Staff recommends a Land Use Amendment to Planned Development and a Rezone to PD (Planned Development).	Info Only
28.	Planning and Development	Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Community Meeting Procedures Section 30.49.	Info Only

		Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 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 meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Please see attached Community Meeting Procedure document.	
29.	Planning and Development	The subject site is located within the City of Lake Mary utility service area. Please contact the City to discuss the requirements of a pre-annexation agreement at 407-585-1362 prior to submitting a formal application for rezone/land use amendment.	Info Only
30.	Planning and Development	Please see Chapter 171 of the Florida Statutes for information on de-annexation. http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=de annexation&URL=0100-0199/0171/Sections/0171.051.html	Info Only
31.	Planning and Development	A Future Land Use Amendment to Planned Development and Rezone to PD (Planned Development) may take between 5 - 6 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Info Only
32.	Planning and Development	Approval for a PD (Planned Development) is obtained through a two-step process. The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml	Info Only
33.	Planning and Development	The Planned Development Future Land Use designation requires a minimum of 25% open space to be provided. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources. Per Open Space Ordinance 2012-27; required landscaped areas and buffers may not be credited toward the required open space.	Info Only
34.	Planning and Development	The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations. Such plans shall address compatibility with adjacent uses through, at a minimum, buffering, setbacks, lighting, building heights, and creative site design features where needed to ensure such compatibility. Setbacks and buffers must be established with the PD Master	Info Only

		Development Plan and outlined in the development order. Additionally, architectural details may be considered by the Board of County Commissioners (Board) on a site specific basis when determining if a planned development is compatible with the character of the area. Such standards may include, but not be limited to, building style, design, and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; the size and location of service areas and other features specified by performance standards in the Land Development Code. If the proposed plan does not or cannot achieve the desired level of compatibility, as determined by the Board, the Board may deny the rezoning request.	
35.	Planning and Development	PD Approval Process: 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. 2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level. 3rd step is approval of an Engineered Site Plan. Steps 2 & 3 may be submitted concurrently.	Info Only
36.	Planning and Development	Parking requirements for Middle School and High School are as follows: Middle School – 1.75 spaces per classroom High School – 5 spaces per classroom. The minimum parking stall size is 10 ft by 20 ft.	Info Only
37.	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.	Info Only
38.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
39.	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.	Info Only
40.	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	Info Only
41.	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	Info Only

		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 21/2 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"	
42.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
43.	Public Works - Engineering	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.	Info Only
44.	Public Works - Engineering	The proposed project is located within the Soldiers Creek Drainage Basin.	Info Only
45.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Myakka and Eau Gallie Fine Sands (46%), Map Unit Symbol 20; Pomello Fine Sands, 0% to 5% slope (27%), Map Unit Symbol 27; Eau Gallie and Immokalee Fine Sands (24%), Map Unit Symbol 13; and Basinger, Samsula, and Hontoon Soils, Depressional (3%), Map Unit Symbol 10. Myakka and Eau Gallie Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Pomello Fine Sands are classified by the USDA as "Moderately Well Drained" soils. 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. Eau Gallie and Immokalee Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Basinger, Samsula, and Hontoon Soils are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates	Info Only

		the Hydrologic Soil Group as A/D.	
46.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope north.	Info Only
47.	Public Works - Engineering	Based on the preliminary review, the site appears to be landlocked, with no positive outfall. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked facility, with no positive outfall, requires a 100-Year, 24-Hour Total Retention. "Landlocked" is defined as a drainage system that does not currently discharge its basin or sub-basin in the 10-year, 24-hour storm event.	Info Only
48.	Public Works - Engineering	A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
49.	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 area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information, please visit www.sjrwmd.com .	Info Only
50.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
51.	Public Works - Engineering	The site fronts North U.S. Highway 17-92 (west side) and North Ronald Reagan Boulevard (south side). North U.S. Highway 17-92 is a State of Florida DOT (FDOT) road and is functionally classified as Urban Principal Arterial Road. Driveway Access Permit will be required from FDOT for access on North U.S. Highway 17-92. North Ronald Reagan Boulevard is a Seminole County Road and is functionally classified as Urban Minor Arterial Road. The road was last resurfaced in 2020. The roadway geometry and structure meet the current Seminole County standards. North Ronald Reagan Boulevard is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program.	Info Only
52.	Public Works - Engineering	There is an existing pedestrian sidewalk in front of the site, along, both, North U.S. Highway 17-92 and North Ronald Reagan Boulevard. At Final Engineering approval, a note to the plans shall be included that states: "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County "right-of-way" abutting property frontage will be brought into compliance with the Seminole County regulations".	Info Only
53.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.8 (Development Planning and Regulation - Corner Clearance), "parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on	Info Only

		the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection. (Detail T-1)."	
54.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Development Planning and Regulation - Number and Spacing of Driveways), "the minimum number of driveways necessary to adequately accommodate access to and from the site must be permitted in accordance with the current FDOT Driveway Information Guide, unless otherwise directed by the County Engineer or his or her designee. The minimum separation of driveways on Arterial Road is 330 feet. Distance is measured from nearest edge of pavement to edge of pavement. (Detail T-1)"	Info Only
55.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements), in all cases, an inbound radius of 50 feet at development access is required. Refer to the Manual's Detail T-16 for design and markings specifications.	Info Only
56.	Public Works - Engineering	An Internal Site Traffic Circulation Analysis is required to demonstrate that queuing will not adversely impact the traffic flow along North Ronald Reagan Boulevard.	Info Only
57.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself.	Info Only

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	Joy Giles jgiles@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed treed@seminolecountyfl.gov
Building Division	Tony Coleman acoleman@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.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) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	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