

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
 SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	<b>RED BUG LAKE RD - PRE-APPLICATION</b>	<b>PROJ #: 26-80000056</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/13/26	
RELATED NAMES:	EP PETE BALDWIN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	23-21-30-300-0190-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO SPLIT THE LOT FOR A K-12 SCHOOL ON 2.20 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF DODD RD	
NO OF ACRES	2.20	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF DODD RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
PETE BALDWIN BALDWIN WHITEACRE LLC 229 N JOHN YOUNG PWKY KISSIMMEE FL 34741 (407) 973-2011	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 Low Density Residential with A-1 (Agriculture) zoning.
- Per Florida Statute 1002.42, “private schools” may use facilities on property owned or leased by a library, community service organization, museum, performing arts venue, theater, cinema, or church facility under s. 170.201, which is or was actively used as such within 5 years of any executed agreement with a private school to use the facilities. However, a private school choosing to operate under this statute must meet specific criteria referenced in Comment #15. If the school cannot meet those criteria, it must apply for a special exception.
- The Applicant will be required to submit a small site plan demonstrating compliance with off-street parking requirements for the school and the church. If these requirements cannot be met, a shared parking agreement must be provided as part of the small site plan review.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be dealt with prior to use of the building/ structure. The building occupancy is Assembly and mut be Educational for the proposed use.	Info Only
2.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
3.	Building Division Daniel Losada	Site and structure must comply with the Florida Accessibility Code.	Info Only
4.	Building Division Daniel Losada	Standard building permit will apply - Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.	Info Only
5.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
6.	Environmental Services Maliha Rahman	Seminole County Utilities will continue to be the provider for water. Existing utility connections can be reused. If increased water demands are required, connections may need to be upsized to meet new demands.	Info Only
7.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 1.5" PVC potable water main running along the southwestern side of the property.	Info Only
8.	Environmental Services Maliha Rahman	The proposed school is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
9.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this	Info Only

	Maliha Rahman	development's potable water system or by an alternative irrigation source such as an irrigation well.	
10.	Environmental Services Maliha Rahman	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml</a> . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
11.	Environmental Services Maliha Rahman	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: <a href="https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730">https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730</a> . You may contact the Seminole County Industrial Pretreatment Program by email at <a href="mailto:industrialpretreatment@seminolecountyfl.gov">industrialpretreatment@seminolecountyfl.gov</a> if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml</a> .	Info Only
12.	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
13.	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: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only

14.	Planning and Development Annie Sillaway	Per Section 1002.01 (3) definition for "private schools": A "private school" is a nonpublic school defined as an individual, association, co-partnership, or corporation, or department, division, or section of such organizations, that designates itself as an educational center that includes kindergarten or a higher grade or as an elementary, secondary, business, technical, or trade school below college level or any organization that provides instructional services that meet the intent of s. 1003.01(16) or that gives preemployment or supplementary training in technology or in fields of trade or industry or that offers academic, literary, or career training below college level, or any combination of the above, including an institution that performs the functions of the above schools through correspondence or extension, except those licensed under the provisions of chapter 1005. A private school may be a parochial, religious, denominational, for-profit, or nonprofit school. This definition does not include home education programs conducted in accordance with s. 1002.41.	Info Only
15.	Planning and Development Annie Sillaway	Per Florida Statute Section 1002.42: concerning private school facilities:  (19) FACILITIES.  (a) A private school may use facilities on property owned or leased by a library, community service organization, museum, performing arts venue, theater, cinema, or church facility under s. 170.201, which is or was actively used as such within 5 years of any executed agreement with a private school to use the facilities; any facility or land owned by a Florida College System institution or university; any similar public institutional facilities; and any facility recently used to house a school or child care facility licensed under s. 402.305, under any such facility's preexisting zoning and land use designations without rezoning or obtaining a special exception or a land use change, and without complying with any mitigation requirements or conditions. The facility must be located on property used solely for purposes described in this paragraph, and must meet applicable state and local health, safety, and welfare laws, codes, and rules, including fire safety and building safety.  (b) A private school may use facilities on property purchased from a library, community service	Info Only

		<p>organization, museum, performing arts venue, theater, cinema, or church facility under s. 170.201, which is actively or was actively used as such within 5 years of any executed agreement with a private school to purchase the facilities; any facility or land owned by a Florida College System institution or university; any similar public institutional facilities; and any facility recently used to house a school or child care facility licensed under s. 402.305, under any such facility's preexisting zoning and land use designations without obtaining a special exception, rezoning, or a land use change, and without complying with any mitigation requirements or conditions. The facility must be located on property used solely for purposes described in this paragraph, and must meet applicable state and local health, safety, and welfare laws, codes, and rules, including fire safety and building safety. Section 170.201, F.S.</p> <p>(2) Property owned or occupied by a religious institution and used as a place of worship or education; by a public or private preschool, elementary school, middle school, or high school; or by a governmentally financed, insured, or subsidized housing facility that is used primarily for persons who are elderly or disabled shall be exempt from any special assessment levied by a municipality to fund any service if the municipality so desires. As used in this subsection, the term religious institution means any church, synagogue, or other established physical place for worship at which nonprofit religious services and activities are regularly conducted and carried on and the term governmentally financed, insured, or subsidized housing facility means a facility that is financed by a mortgage loan made or insured by the United States Department of Housing and Urban Development under s. 8, s. 202, s. 221(d)(3) or (4), s. 232, or s. 236 of the National Housing Act and is owned or operated by an entity that qualifies as an exempt charitable organization under s. 501(c)(3) of the Internal Revenue Code. As used in this subsection, the term preschool means any child care facility licensed under s. 402.305.</p>	
16.	Planning and Development Annie Sillaway	A private school may use existing facilities on property that is either owned or leased by a church or purchased from a church for private school purposes. Note, this statute references facilities located on church property so it would not include	Info Only

		<p>instances where facilities were proposed to be constructed. The church has to have been actively used as a church within 5 years of the agreement between the private school and the church. If so, then the private school can be established on the property under the existing zoning. This preemption, however, only applies to rezonings, special exceptions or land use changes, thus, the private school would have to comply with all other requirements of the LDC. It would also have to go through the site plan process and comply with any other applicable requirements under the existing zoning, future land use, or special exceptions that may have been granted on the property. Given the above statutory framework, a private school seeking to avail itself of this provision of the Florida Statutes would need to provide the following to the County:</p> <ol style="list-style-type: none"> <li>1) Evidence that the property where the private school is proposed to be located is either owned or leased by a church or has been purchased from a church.</li> <li>2) A copy of the executed agreement between the private school and the church to either use the facility or purchase the facility, whichever is applicable.</li> <li>3) Evidence from the applicant that the property was actively used as a church within 5 years of the agreement referenced in 2).</li> <li>4) Planning and Zoning verification of the applicant's evidence that the property was actively used as a church during the applicable time period.</li> <li>5) A site plan or any other required application for the proposed school. The Applicant must provide documentation demonstrating that the request complies with the statutory provisions. If the preemption requirements are satisfied, the Applicant will not be required to obtain a Special Exception. If the requirements cannot be met, the Applicant must proceed with the Special Exception process. Even if the Applicant complies with the state statute, they are still required to complete the site plan review process and adhere to all applicable Comprehensive Plan and Zoning district requirements.</li> </ol>	
17.	Planning and	Off street parking requirements: Elementary and	Info Only

	Development Annie Sillaway	Middle: 1.75 spaces / classroom and High School and Above: 5 spaces / classroom.	
18.	Planning and Development Annie Sillaway	<p>On October 1, 2025, a Preliminary Subdivision Plan was approved for a shared parking agreement between the church and school that only had pre-kindergarten and a daycare facility.</p> <p>The proposed use would be required to demonstrate that they can meet the parking requirements or update the shared parking agreement to make sure there is enough parking between the two uses of a church and private school.</p>	Info Only
19.	Planning and Development Annie Sillaway	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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).</li> </ul>	Info Only
20.	Planning and Development Annie Sillaway	<p><b>Step 1 – Special Exception:</b> 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.</p> <p><b>Step 2 – Site Plan Approval:</b> If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.</p>	Info Only
21.	Planning and Development Annie Sillaway	<p>A Special Exception for the Arbor School, serving grades K–12 and nursery school, was approved on January 28, 2019.</p> <p>The Arbor School’s contract with Tuskawilla United Methodist Church ended on October 21, 2023.</p>	Info Only

		Under the terms of the Special Exception, if the use is discontinued or abandoned for 180 days or longer, future use of the property shall revert to the permitted uses of the zoning district in which the land is located per Sec. 30.3.6.	
22.	Planning and Development Annie Sillaway	The Tuskawilla Methodist Final Plat is currently being reviewed by the County in order to complete the subdivision process of the property.	Info Only
23.	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
24.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	Public Safety - Fire Marshal Matthew Maywald	Building shall require a change of use to comply with current FFPC which may include upgrades to fire alarm, life safety, etc.	Info Only
26.	Public Works - Engineering Andrew Broxton	Any alterations to the site, such as adding additional impervious surface for parking, will require site plan approval for grading and drainage.	Info Only
27.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project based on the new net external trip generation anticipated for the site to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. ***VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 Aperez07@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033  mrahman@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Natural Resources	No Review Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov

## RESOURCE INFORMATION

**Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

**Other Resources:**

Flood Prone Areas [www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)  
Watershed Atlas [www.seminole.wateratlas.usf.edu](http://www.seminole.wateratlas.usf.edu)