

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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

|                                                                                                                        |                                                                                                                                                                                                                         |                            |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>PROJECT NAME:</b>                                                                                                   | <b>ST ALBAN'S CHURCH, INC. - PRE-APPLICATION</b>                                                                                                                                                                        | <b>PROJ #: 25-80000119</b> |
| APPLICATION FOR:                                                                                                       | DR - PRE-APPLICATION DRC                                                                                                                                                                                                |                            |
| APPLICATION DATE:                                                                                                      | 10/31/25                                                                                                                                                                                                                |                            |
| RELATED NAMES:                                                                                                         | EP AMY CLARK                                                                                                                                                                                                            |                            |
| PROJECT MANAGER:                                                                                                       | TIFFANY OWENS (407) 665-7354                                                                                                                                                                                            |                            |
| PARCEL ID NO.:                                                                                                         | 31-21-31-300-020A-0000                                                                                                                                                                                                  |                            |
| PROJECT DESCRIPTION                                                                                                    | PROPOSED SPECIAL EXCEPTION TO EXPAND AN ALREADY EXISTING SCHOOL FROM K-12 WITH 3 ADDITIONAL PORTABLE CLASSROOMS ON 8.38 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF W SR 426 AND MYSTIC LAKE DR |                            |
| NO OF ACRES                                                                                                            | 8.38                                                                                                                                                                                                                    |                            |
| BCC DISTRICT                                                                                                           | 1:Dallari                                                                                                                                                                                                               |                            |
| CURRENT ZONING                                                                                                         | A-1                                                                                                                                                                                                                     |                            |
| LOCATION                                                                                                               | ON THE NORTHEAST CORNER OF W SR 426 AND MYSTIC LAKE DR                                                                                                                                                                  |                            |
| FUTURE LAND USE-                                                                                                       | OFF                                                                                                                                                                                                                     |                            |
| SEWER UTILITY                                                                                                          | SEMINOLE COUNTY UTILITIES                                                                                                                                                                                               |                            |
| WATER UTILITY                                                                                                          | SEMINOLE COUNTY UTILITIES                                                                                                                                                                                               |                            |
| <b>APPLICANT:</b>                                                                                                      | <b>CONSULTANT:</b>                                                                                                                                                                                                      |                            |
| PETER A JOSLYN<br>ST ALBANS CHURCH, INC<br>3348 W SR 426<br>OVIDO FL 32765<br>(407) 657-2376<br>FRPETER@STALBANSFL.COM | AMY CLARK<br>ECCLESIAL SCHOOLS INITIATIVE<br>3348 W SR 426<br>OVIDO FL 32765<br>(407) 920-4365<br>ACLARK@ESISCHOOLS.ORG                                                                                                 |                            |

**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 has an Office Future Land Use and an A-1 (Agriculture) Zoning.
- Public and private Elementary schools are permitted in the A-1 zoning district; however, public and private middle and high schools are only permitted with a Special Exception approved by the Board of County Commissioners.
- The proposed development is subject to the Special Exception process followed by Site Plan review and approval.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

|     | REVIEWED BY            | TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | STATUS    |
|-----|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1.  | Buffers and CPTED      | Crime Prevention Through Environmental Design (CPTED)<br>CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review. | Info Only |
| 2.  | Buffers and CPTED      | Buffer information can be found here:<br><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 3.  | Buffers and CPTED      | Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| 4.  | Buffers and CPTED      | Residential zoning to the north, east and west may trigger a parking buffer requirement under SCLDC Sec. 30.14.8. This would additional to the standard buffer requirement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 5.  | Buffers and CPTED      | Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 6.  | Buffers and CPTED      | A full buffer review will be done at time of site plan review.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Info Only |
| 7.  | Building Division      | Standard building permitting will apply. - Each structure/ building will require a separate permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Info Only |
| 8.  | Building Division      | The FBC, section 453.27 considers these structure types as "relocatable buildings". Site, and relocatables must fully comply with the FBC, and section 453.27 specifically. - A covered walkway is required between this/ these new relocatable buildings, and the core facility/ building for this school portion, FBC 453.27.5.2. - Site, paths, and access to each relocatable must be fully compliant with the Florida Accessibility Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Info Only |
| 9.  | Comprehensive Planning | Site has a Future Land Use of OFF (Office). The maximum intensity permitted in this designation is 0.35 floor area ratio.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |
| 10. | Comprehensive Planning | Office Future Land Use is listed in the Comprehensive Plan in Policy FLU 5.3.1 Office. See below for uses: Uses - Conversion of existing residential structures to low intensity professional office uses; - General office development; - Nursery schools, libraries, laboratories, and day care centers; - Public elementary schools, public middle schools, and public high schools; and - Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. - Missing Middle residential units within an office development, where such use occupies no more than 20 percent of next buildable area and 49 percent of total floor area. Based on this, the proposed use appears to be                                                                                                                                                                                       | Info Only |

|     |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |
|-----|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                        | consistent with the Future Land Use. The proposed site, use and development must also be consistent with the underlying zoning and requirements for schools.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |
| 11. | Comprehensive Planning | Per Policy FLU 5.3.1 Office: Special Provisions - Low intensity lot coverage (building height restrictions) and landscaping are required to minimize traffic congestion and visual impacts when office uses are located adjacent to low and medium density residential areas. - Joint access and cross access easements are encouraged to maintain roadway capacity.                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 12. | Natural Resources      | Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only |
| 13. | 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. | Info Only |
| 14. | Natural Resources      | Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Info Only |
| 15. | Natural Resources      | Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 16. | Natural Resources      | Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Info Only |
| 17. | 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)                                                                                                                                                                                                                                                                                                                                         | Info Only |
| 18. | 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)                                                                                           | Info Only |
| 19. | 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |

|     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           |
|-----|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 20. | 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 21. | 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 22. | Natural Resources        | Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 23. | Natural Resources        | Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Info Only |
| 24. | Natural Resources        | The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Info Only |
| 25. | 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 26. | Natural Resources        | The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 27. | Planning and Development | 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:<br><a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development:<br><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code">https://library.municode.com/fl/seminole_county/codes/land_development_code</a> | Info Only |

|     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
|-----|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 28. | Planning and Development | The required building setbacks for the A-1 zoning district are: Fifty (50) foot Front Yard, Thirty (30) foot Rear yard, Ten (10) foot Side Yard, Fifty (50) foot Side Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| 29. | Planning and Development | The proposed project is subject to the Special Exception process: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.html">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.html</a>                                                                                                                                                                                                                                                                                     | Info Only |
| 30. | Planning and Development | Special Exception approval may take between 4 – 6 months and involves a public hearing with the Planning & Zoning Commission followed by the Board of County Commissioners.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Info Only |
| 31. | Planning and Development | The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/site-plan-approval">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/site-plan-approval</a>                                                                                                                                                                                                                                                                             | Info Only |
| 32. | Planning and Development | <b>Sec. 30.11.3. - Quantities of parking required.</b><br>Parking requirements for the subject use are:<br><ul style="list-style-type: none"> <li>• Elementary and Middle: 1.75 parking spaces per classroom</li> <li>• High School and Above: 5 parking spaces per classroom</li> </ul><br>30.11.7.3 General Bicycle Parking Requirements. Elementary, Middle, and High: 3 bicycle parking spaces per classroom<br><br><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11P_ALORE_S30.11.3QUPARE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11P_ALORE_S30.11.3QUPARE</a>         | Info Only |
| 33. | Planning and Development | <b>Outdoor Lighting will require a separate permit.</b><br>Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15.1.<br><br><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15_OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15_OULIRE</a>                                                                                                                                                                                                                                                                                                       | Info Only |
| 34. | Planning and Development | <b>Dumpsters will require a separate permit.</b><br>Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15. (a)<br><br><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.15SC">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.15SC</a>                                                                                                                                                                                                                                                              | Info Only |
| 35. | Planning and Development | <b>Community Meeting Procedures</b><br>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 | Info Only |

|     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |
|-----|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                              | 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).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |
| 36. | Planning and Development     | <b>New Public Notification Procedures</b><br>Required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below:<br><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Info Only |
| 37. | Planning and Development     | <p>The proposed development is for a private school and would be required to demonstrate that the private school is complying with Section 30.9.1.12 - Private school grade levels. This Section provides a procedure for the enforcement of the land development regulations of the County relative to private schools that do not fall within the State established grade levels for public schools. If private schools are a permitted or conditional use within a zoning classification and the grade levels proposed to be provided by the private school do not match the grade levels established by State law for elementary, middle and high schools, the Development Services Director shall accomplish an impact analysis relative to the proposed private school and determine whether the impacts of the proposed private school are less than and dissimilar to the impacts of the established grade levels of a public school. In making his or her determination, the Development Services Director shall consider the maximum number of students that will attend the private school, traffic impacts, other uses of the facility in which the private school is located and such other factors as she or he determines to be relevant based upon sound and generally acceptable planning and land use principles.</p> <p>The Development Services Director shall issue a development order pursuant to Chapter 20 imposing such conditions and limitations relative to the approval of a private school as she or he deems appropriate to address the impacts of the private school or shall issue a denial development order if approval is denied. Decisions of the Development Services Director may be appealed pursuant to the provisions of Section 20.12.</p> <p>Drafter's Note—An example of the application of this provision would be if a private school is proposed for grades kindergarten through the sixth grade while public and private middle schools (with grades six through eight) are not permitted uses in the zoning classification. If the Development Services Director, upon making the impact analysis, determines that the private school should be approved notwithstanding the fact that one middle school grade level is included in the private school, such approval may be granted pursuant to a development order.</p> | Info Only |
| 38. | 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 |

|     |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |
|-----|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 39. | Public Safety - Fire Marshal   | Type of use and size of building may require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 40. | 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 |
| 41. | 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 |
| 42. | 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 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 2 1/2 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" | Info Only |
| 43. | Public Safety - Fire Marshal   | Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Info Only |
| 44. | Public Safety - Fire Marshal   | Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 45. | Public Works - Engineering     | Staff has concerns about additional parking due to the increased age of the students. This may require a traffic study.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 46. | Public Works - Engineering     | If there will be any additional imperious a detailed drainage and grading plan will be needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 47. | Public Works - Engineering     | There appears to be a driveway to the east of the main driveway out to SR 426. This driveway does not meet separation and will have to be removed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only |
| 48. | Public Works - Impact Analysis | A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed . The TIS is to be prepared in accordance with the County's Traffic Study Requirements for                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |

|  |  |                                                                                                                                                                                                                                                                                                                            |  |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  | 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. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> . |  |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

### DEPARTMENT PROJECT STATUS AND CONTACT

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

| DEPARTMENT                      | REVIEWER                                                                                                      |
|---------------------------------|---------------------------------------------------------------------------------------------------------------|
| Buffers and CPTED               | Tiffany Owens (407) 665-7354 <a href="mailto:towens04@seminolecountyfl.gov">towens04@seminolecountyfl.gov</a> |
| Building Division               | Phil Kersey (407) 665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>     |
| Comprehensive Planning          | David German (407) 665-0311 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>    |
| Environmental - Impact Analysis | Tiffany Owens (407) 665-7354 <a href="mailto:towens04@seminolecountyfl.gov">towens04@seminolecountyfl.gov</a> |
| Environmental Services          | Phil Kersey (407) 665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>     |
| Natural Resources               | Tiffany Owens (407) 665-7354 <a href="mailto:towens04@seminolecountyfl.gov">towens04@seminolecountyfl.gov</a> |
| Planning and Development        | Phil Kersey (407) 665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>     |
| Public Safety - Fire Marshal    | Tiffany Owens (407) 665-7354 <a href="mailto:towens04@seminolecountyfl.gov">towens04@seminolecountyfl.gov</a> |
| Public Works - Engineering      | Jennifer Goff (407) 665-7336 <a href="mailto:jgoff@seminolecountyfl.gov">jgoff@seminolecountyfl.gov</a>       |
| Public Works - Impact Analysis  | Arturo Perez (407) 665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>      |

## 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 | <a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a> |
| Watershed Atlas   | <a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>                                             |