

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 04/28/2022, in order to place you on the Wednesday, 05/03/23 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

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

PROJECT NAME:	CREATIVE WORLD SCHOOL AT BALMY BEACH – PRE- APPLICATION	PROJ #: 23-80000056
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/14/23	
RELATED NAMES:	EP JAY GILL	
PROJECT MANAGER:	KATHY HAMMEL (407) 665-7389	
PARCEL ID NO.:	07-21-29-524-0000-0050	
PROJECT DESCRIPTION:	PROPOSED 10 SQ FT DAYCARE CENTER ON 1.57 ACRES IN THE PD ZONING DISTRICT	
NO OF ACRES:	1.56	
BCC DISTRICT:	3-LEE CONSTANTINE	
CURRENT ZONING:	PD	
LOCATION:	SOUTH OF E SR 436 AND WEST OF BALMY BEACH ROAD	
FUTURE LAND USE:	COM	
SEWER UTILITY:	SEMINOLE COUNTY	
WATER UTILITY:	SEMINOLE COUNTY	
APPLICANT:	CONSULTANT:	
GREG MICHAEL (561) 755-3635	JAY GILL 501 FITZGERALD ST PENSACOLA FL 32505 (850) 444-9493	

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.

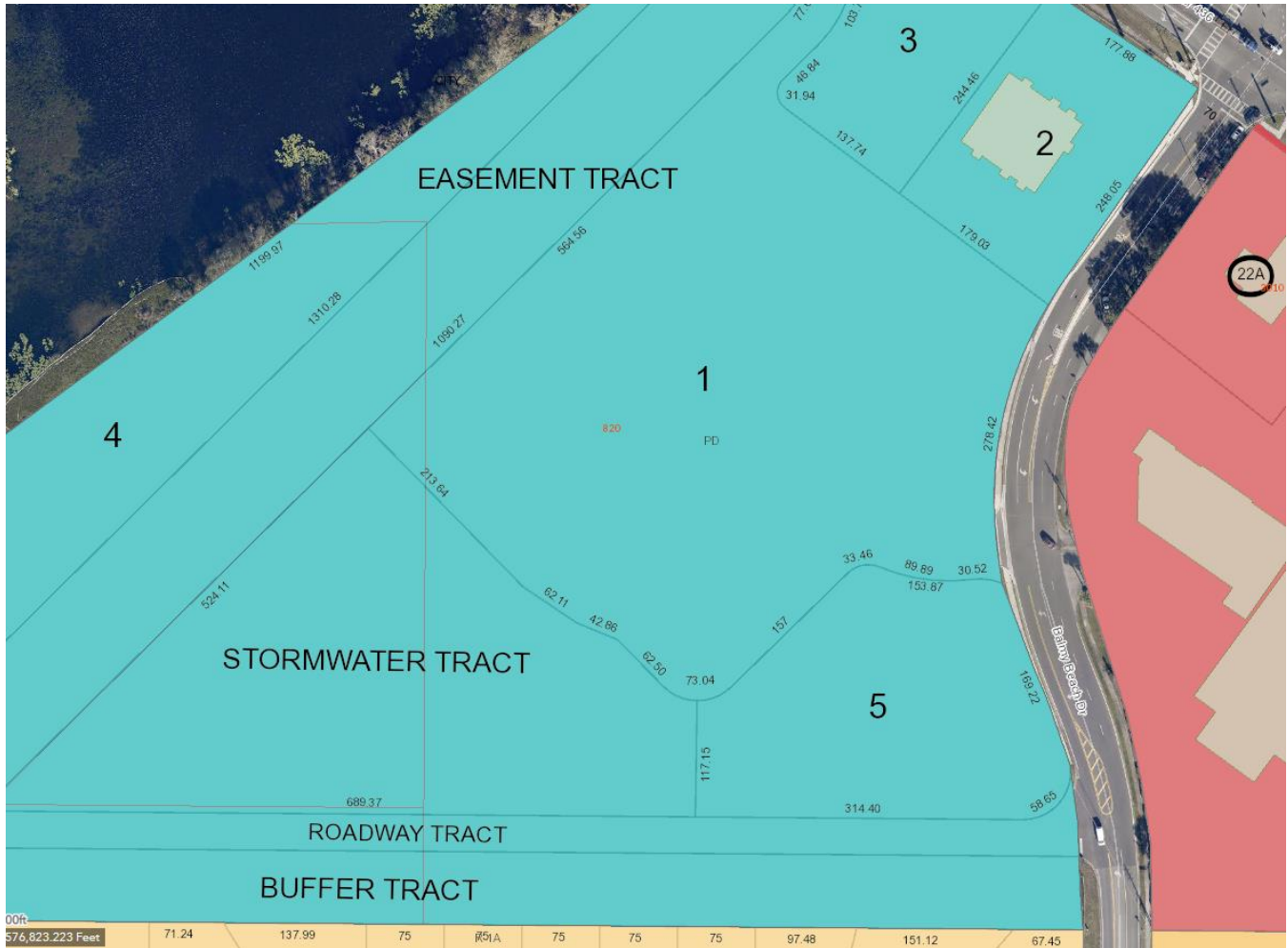
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

Daycares are an allowable use in the Balmy Beach Planned Development.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning





AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment
1	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.
2	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
3	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.
4	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
5	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 212 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"
6	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes. No action required at this time.
7	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. No action required at this time.
8	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. No action required at this time.
9	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. No action required at this time.
10	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
11	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.
12	Buffers and CPTED	The Balmy Beach PD requires a 0.4 opacity (10' width) buffer on the east and must use plant unit type C. This must be shown on either the site plan or on a landscape plan.
13	Buffers and CPTED	Per Sec. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
14	Buffers and CPTED	Please review SCLDC Ch 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list, water efficient landscaping criteria, required mix of tree species, and landscaped parking area requirements. Show consistency with this chapter.
15	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.
16	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself.
17	Comprehensive Planning	The future land use (FLU) is Commercial (COM) which allows a maximum intensity of .35 floor area ratio. The land use allows for child care facilities, including evening and night facilities.
18	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.
19	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has excellent draining soils.
20	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.
21	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope northwest.

22	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Border Lake
23	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
24	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
25	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards.
26	Public Works - Engineering	Current sidewalks shall be maintained required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.
27	Public Works - Engineering	Staff would like to see the driveway to the west of the property to prevent stacking out into Balmy Beach Dr,
28	Environmental Services	There is a sanitary sewer manhole and waterlines already located on the property. These were installed for this property by previous projects.
29	Planning and Development	CHOOSE ONE: Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan. Property is within a Zoning District that was zoned to a site plan. Any substantial change to the approved site plan requires approval by the BCC at a Public Hearing.
30	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email
Planning and Development	Kathy Hammel	khammel@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff	jgoff@seminolecountyfl.gov

Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov
Building Division Review Coordinator	Jay Hamm	jhamm@seminolecountyfl.gov
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org