

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

PROJECT NAME:	TMA - NEW PAVILION - PRE-APPLICATION	PROJ #: 24-80000054
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/01/24	
RELATED NAMES:	EP RICHARD MCCREE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	16-21-31-5CA-0000-028A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PAVILION STRUCTURE ON 30.89 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF LUKAS LN, NORTH OF SLAVIA RD	
NO OF ACRES	30.89	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF LUKAS LN, NORTH OF SLAVIA RD	
FUTURE LAND USE-	MDR	
APPLICANT:	CONSULTANT:	
RACHEL MARKS THE MASTER'S ACADEMY 1500 LUKAS LANE OVIDO FL 32765 (407) 971-2221 RACHELMARKS@MASTERSACADEMY.ORG	RICHARD MCCREE MCCREE GENERAL CONTRACTORS 500 E PRINCETON ST ORLANDO FL 32803 (407) 898-4821 RTMJR@MCCREE.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

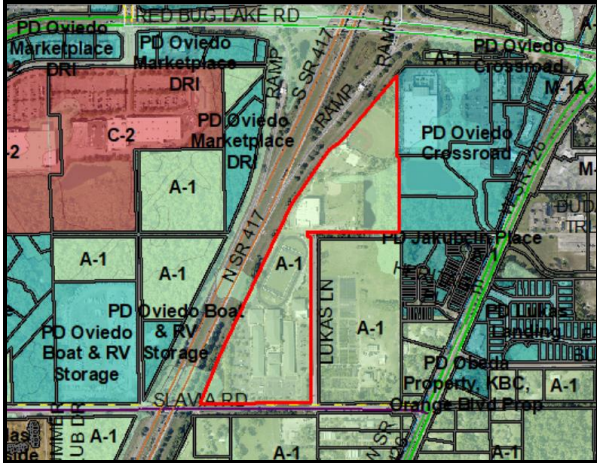
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

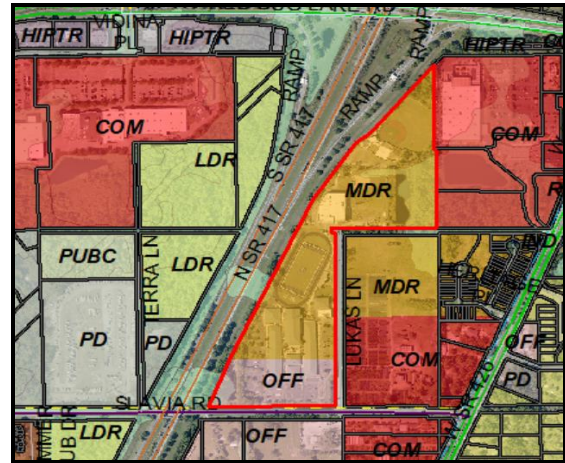
- The subject site has a Medium Density Residential and Office Future Land Use and A-1 (Agriculture) zoning.
- The next step in order to place a covered pavilion on site is to apply for Site Plan Approval.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
2.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
3.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
4.	Comprehensive Planning	The Future Land Use (FLU) is Medium Density Residential (MDR). Even though this a primarily a residential future land use, schools are permitted. Because the school is existing, the proposal shows no impacts to the Seminole County Comprehensive Plan.	Info Only
5.	Environmental Services	There appears to be no utility easement over some of the existing Seminole County owned utility infrastructure on the site. This includes the water master meter assembly as well as the 8" PVC water main upstream of the master meter up to the right of way line. Everything else on the site appears to be privately owned/maintained. Please provide us documentation that there is an existing utility easement over this infrastructure. If none exists, please provide a sketch and legal description of the proposed utility easement. We will review it and prepare a utility easement agreement that is to be signed by the property owner and notarized. Once that's done, the original documentation will need to be mailed back or hand delivered to our office so that we can review and forward on to the Seminole County Clerk for recording prior to our final approval of this project. We require a minimum of 7.5 ft utility easement all around our water master meters and water mains. Please see the file "Proposed Utility Easement 1" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for. We plan on modeling this utility easement off the existing drainage easement that can be found on the Seminole County Records website (Book 08352, Page 311).	Info Only
6.	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	Info Only

		<p>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/</p>	
7.	Planning and Development	The setbacks for the A-1 (Agriculture) zoning district are: Front Yard Fifty (50) feet, Rear yard - Thirty (30) feet, Side Yard Ten (10) feet, Fifty (50) feet Side Street.	Info Only
8.	Planning and Development	The proposed use of a pavilion is permitted in the current A-1 (Agriculture) Zoning District designation since it is part of the recreational portion of the existing school.	Info Only
9.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
10.	Planning and Development	The subject site has a Medium Density Residential and Office Future Land Use and A-1 (Agriculture) zoning.	Info Only
11.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
12.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
13.	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
14.	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
15.	Public Works - Engineering	<p>The Master's Academy has a Stormwater Management Master System. An addition of any impervious area will require the applicant to demonstrate that there is sufficient capacity in the existing Stormwater Management System to accommodate the additional impervious area. Alternatively, a new Stormwater Management System will need to be provided onsite to accommodate the additional impervious area.</p> <p>The proposed project is located within the Howell Creek Drainage Basin.</p>	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-7308 wwharton@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Doug Robinson 407-665-7208 Drobinson03@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-2014 vsimonovski@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-5730 sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 Mmaywald@seminolecountyfl.gov
Building Division	Review Complete	Tony Coleman 407-665-5781 acoleman@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:		
Altamonte Springs		(407) 571-8000 www.altamonte.org
Casselberry		(407) 262-7700 www.casselberry.org
Lake Mary		(407) 585-1449 www.lakemaryfl.com
Longwood		(407) 260-3440 www.longwoodfl.org
Oviedo		(407) 971-5555 www.cityofoviedo.net
Sanford		(407) 688-5000 www.sanfordfl.gov
Winter Springs		(407) 327-1800 www.winterspringsfl.org
Other Agencies:		
Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621
Other Resources:		
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafl.org