

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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

|                                                                                                      |                                                                                                                                                                                  |                            |
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| <b>PROJECT NAME:</b>                                                                                 | <b>QUICK LUBE - PRE-APPLICATION</b>                                                                                                                                              | <b>PROJ #: 25-80000124</b> |
| APPLICATION FOR:                                                                                     | DR - PRE-APPLICATION DRC                                                                                                                                                         |                            |
| APPLICATION DATE:                                                                                    | 11/06/25                                                                                                                                                                         |                            |
| RELATED NAMES:                                                                                       | EP JOHN BALDWIN                                                                                                                                                                  |                            |
| PROJECT MANAGER:                                                                                     | TIFFANY OWENS (407) 665-7354                                                                                                                                                     |                            |
| PARCEL ID NO.:                                                                                       | 18-21-30-515-0D00-0010                                                                                                                                                           |                            |
| PROJECT DESCRIPTION                                                                                  | PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR AN AUTOMOTIVE FACILITY ON 0.34 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF PRAIRIE LAKE DR AND US HWY 17-92 |                            |
| NO OF ACRES                                                                                          | 0.34                                                                                                                                                                             |                            |
| BCC DISTRICT                                                                                         | 4-Amy Lockhart                                                                                                                                                                   |                            |
| CURRENT ZONING                                                                                       | C-2                                                                                                                                                                              |                            |
| LOCATION                                                                                             | ON THE SOUTHWEST CORNER OF PRAIRIE LAKE DR AND US HWY 17-92                                                                                                                      |                            |
| FUTURE LAND USE-                                                                                     | MXD                                                                                                                                                                              |                            |
| SEWER UTILITY                                                                                        | SEMINOLE COUNTY UTILITIES                                                                                                                                                        |                            |
| WATER UTILITY                                                                                        | SEMINOLE COUNTY UTILITIES                                                                                                                                                        |                            |
| <b>APPLICANT:</b>                                                                                    | <b>CONSULTANT:</b>                                                                                                                                                               |                            |
| JOHN BALDWIN<br>2601 WELLS AVE STE 161<br>FERN PARK FL 32730<br>(407) 325-5114<br>JOHNAB2348@AOL.COM | KEVIN DURST<br>CSC PROPERTIES<br>5795 ULMERTON RD<br>CLEARWATER FL 33760<br>(352) 586-1554<br>PUBLIUS2015@STARTMAIL.COM                                                          |                            |

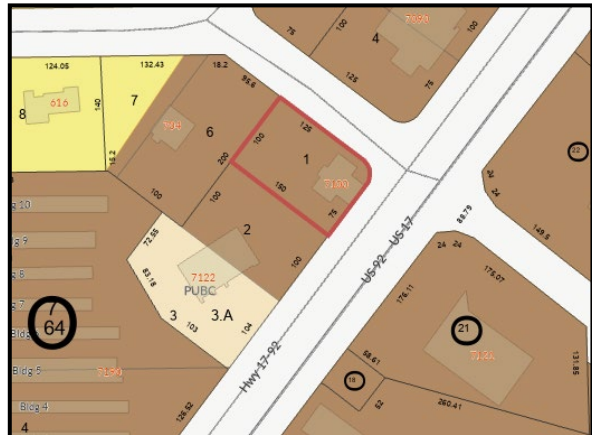
**Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 property has a Mixed-Use Developments Future Land Use and a C-2 (General Commercial) Zoning. Automobile service and repair is only permitted in the C-2 zoning district with a Special Exception approved by the Board of County Commissioners.
- To move forward with the proposed development, staff recommends a Small-Scale Future Land Use Amendment from Mixed-Use Developments to Commercial, followed by a Special Exception, and ultimately Site Plan review and approval.
- If the Applicant chooses not to move forward with staff's recommendation, the subject property will not be able to retain its existing use. Any newly proposed development will require the property to be rezoned to PD (Planned Development). The proposed development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

|     | REVIEWED BY            | TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | STATUS    |
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| 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_PT14LASCBUOPSP">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP</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      | Off-site trees do not count toward the landscape buffer requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| 5.  | Buffers and CPTED      | Buffers can overlap into a retention area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 6.  | Buffers and CPTED      | Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 7.  | 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 |
| 8.  | Buffers and CPTED      | For a complete Buffer Review, please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| 9.  | Buffers and CPTED      | If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.                                                                                                                                                                                                                                                                                                                                                                                             | Info Only |
| 10. | Building Division      | Standard building permitting will apply. - Separate demolition permit required for the demolition of the existing building. - Separate building permits required for each building, and separate element/ structure: example: stand-alone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only |
| 11. | Comprehensive Planning | Site has a Future Land Use of MXD (Mixed Development).<br><br>Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |

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|     |                        | Designation states the following:<br>The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |
| 12. | Comprehensive Planning | <p>Site is located in the Urban Corridor which requires site to follow design standards outlined in Future Land Use Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment (US 17-92 Community Redevelopment Area).</p> <p>Rezone to PD will require site to meet standards listed in Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation, section (F)(4):<br/>4 Planned Development, provided that any Planned Development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment;</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 13. | Comprehensive Planning | <p>Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation defines potential development options as follows:</p> <p>A Potential Development Options<br/>1 Mixed use developments which may include residential, retail, commercial, office, service uses and/or light industrial. Vertical or horizontal mix of uses could be appropriate provided that the proposal is integrated development.<br/>2 Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses, in accordance with the current zoning district standards applicable to the property. However, new and/or additional development on a site must conform to this Policy.<br/>3 New single use residential developments proposed for this land use designation shall be allowable uses if a site contains fewer than six acres. Permitted single use residential developments shall be limited to multi-family and Missing Middle typologies.<br/>4 New single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres; and<br/>5 Attendant on-site facilities such as utilities, transit supportive facilities such as bus shelters; recharge stations for hybrid or electric vehicles; public safety facilities such as police or fire stations, structured parking facilities integrated into or containing other uses, public schools, open space and recreation areas.</p> <p>Based on the submission, the site would be compatible with the potential development options available in MXD Future Land Use, see (A)(4) above (commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres).</p> | Info Only |
| 14. | Comprehensive Planning | - Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Info Only |

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|     |                                 | <p>Development Land Use Designation is assigned so long as the existing use is not expanded more than twenty (20) percent by floor area. Applicants using existing zoning may not exceed the allowable densities and intensities associated with the Future Land Use Designation consistent with their current zoning district. Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI;</p> <p>Alternatively, a FLU Amendment to COM or other Future Land Use may be supported in lieu of a PD rezone.</p>                                                                                                                                                                                                                                                |           |
| 15. | Environmental - Impact Analysis | Existing Seminole County Water and Sewer Account. Additional Capacity reservation may be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Info Only |
| 16. | Environmental Services          | This development is within Seminole County's potable water service area and will be required to connect. It is currently serviced by an 8" PVC potable water main from the northwest side of the property. The existing utility infrastructure may be reused but it will depend on the required water demand for the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only |
| 17. | Environmental Services          | This development is within Seminole County's sanitary sewer service area and will be required to connect. It is currently serviced by an 8" PVC gravity sewer main from the northwest side of the property. The existing utility infrastructure may be reused but it will depend on the required sewer demand for the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 18. | Environmental Services          | This development may be required to install an appropriate wastewater pretreatment system such as an oil-water separator and to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate due to the proposed automobile services use which has the potential to generate hazardous wastewater. You may contact the Seminole County Industrial Pretreatment Program by email at <a href="mailto:industrialpretreatment@seminolecountyfl.gov">industrialpretreatment@seminolecountyfl.gov</a> or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development.                                                                                                                                                                         | Info Only |
| 19. | Environmental Services          | If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml</a> . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information. | Info Only |
| 20. | 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                                                                                                                                                                                                                                                                                                                                                                                                                    | Info Only |

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|     |                          | <p>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.</p> <p>Seminole County Land Development Code:<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></p> <p>Seminole County Planning &amp; Development:<br/> <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development</a></p>                                                                                                                                                                                                                                                         |           |
| 21. | Planning and Development | The minimum required building setbacks for the C-2 zoning district are: Twenty-five (25) foot Front Yard, Ten (10) foot Rear yard, Zero (0) foot Side Yard, and Zero (0) foot Side Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 22. | Planning and Development | <p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at:<br/> <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></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Info Only |
| 23. | Planning and Development | <p>The proposed project may be subject to the Small-Scale Future Land Use Amendment process:<br/> <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/Future-Land-Use-Amendment-Process">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/Future-Land-Use-Amendment-Process</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Info Only |
| 24. | Planning and Development | <p>The proposed project may be subject to the PD Rezone process: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/pd-rezoning-process-requirements">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/pd-rezoning-process-requirements</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 25. | Planning and Development | <p>Per Sec. 30.3.1.5 (c) Special Exception. An applicant for a special exception shall file with the Planning &amp; Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan. The conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping.</p> <p>Per Sec. 30.3.1.5 – Review criteria:</p> | Info Only |

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|     |                          | <p>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</p> <p>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</p> <p>(3) Is consistent with the County's comprehensive plan; and</p> <p>(4) Will not adversely affect the public interest; and</p> <p>(5) Meets any special exception criteria described in Additional Use Standards.</p> <p>The proposed project may be 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.stml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml</a></p> |           |
| 26. | Planning and Development | <p>Per Sec. 30.11.3. - Quantities of parking required.</p> <p>Parking requirements for the subject use are: one (1) space for every two (2) employees, plus one (1) space for every company vehicle.</p> <p>30.11.7.3 General Bicycle Parking Requirements. Commercial Non-retail: One (1) space per five (5) employees.</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE</a></p>                                                                                                                                                                                                                                                                                                | Info Only |
| 27. | Planning and Development | <p>The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per Policy FLU 4.2.3 Urban Centers and Corridors Overlay.</p> <p>Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use.</p>                                                                                                                                                                                                                   | Info Only |
| 28. | Planning and Development | <p><b>Outdoor Lighting will require a separate permit.</b></p> <p>Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15.1.</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 29. | Planning and Development | <p><b>Dumpsters will require a separate permit.</b></p> <p>Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15. (a)</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |

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| 30. | Planning and Development | <p><b>The process for development via the <u>Small-Scale Future Land Use Amendment</u> is as follows:</b></p> <p><b>1st step</b> Approval of the Future Land Use Amendment. This process requires a public hearing before the Planning and Zoning (P&amp;Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines.</p> <p><b>2nd Step</b> Approval of the Special Exception. This process requires a public hearing before the Planning and Zoning (P&amp;Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines.</p> <p><b>3rd step</b> is approval of the Site Plan.</p>                                                                                                                                                                                                                                               | Info Only |
| 31. | Planning and Development | <p><b>The process for development via the <u>PD Rezone</u> is as follows:</b></p> <p>1st step Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&amp;Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. <i>(Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</i></p> <p><b>2nd Step</b> Approval of the Final Development Plan, and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p><b>3rd step</b> is approval of the Site Plan; may be submitted once step one has been approved by BCC and step 2 is under review.</p> | Info Only |
| 32. | Planning and Development | <p><b>Per SCLDC Sec. 30.8.5 Intent and purpose –</b></p> <ul style="list-style-type: none"> <li>• The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations.</li> <li>• Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan.</li> <li>• Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |

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|     |                          | oriented development, and infill development or redevelopment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
| 33. | Planning and Development | <p><b>Per SCLDC Sec. 30.8.5.3 Review Criteria –</b></p> <p><b>(a) Comprehensive Plan Consistency.</b> In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <p><b>(b) Greater Benefit and Innovation Criteria.</b> In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <p>(1) Natural resource preservation.<br/> (2) Crime Prevention (CPTED).<br/> (3) Neighborhood/community amenities.<br/> (4) Provision of affordable or workforce housing.<br/> (5) Reduction in vehicle miles traveled per household.<br/> (6) Transit-oriented development.<br/> (7) Provision of new multimodal connectivity.<br/> (8) Innovation in water or energy conservation.<br/> (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</p> <p><b>(c) In addition, any proposed development under the PD ordinance must address the following goals:</b></p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p> <p><b>(d) The PD application shall include a narrative addressing the following:</b></p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> | Info Only |

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|     |                              | <p><b>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</b></p> <p><b>(3) How the proposed development provides an innovative approach to land development.</b></p> <p>•</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
| 34. | Planning and Development     | <p><b>The minimum open space requirements for either C-2 (General Commercial) or PD (Planned Development) zoning districts are twenty-five (25) percent.</b></p> <p><b>Open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.</b></p>                                                                                                                                                                                                                                                                                                                                      |           |
| 35. | Planning and Development     | <p><b>Community Meeting Procedures</b></p> <p>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 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).</p> | Info Only |
| 36. | Planning and Development     | <p><b>New Public Notification Procedures</b></p> <p>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></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| 37. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 38. | Public Safety - Fire Marshal | <p>Comment</p> <p>Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 39. | 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 |
| 40. | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |

|     |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |
|-----|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                            | 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" |           |
| 41. | Public Works - Engineering | The proposed project is located within the Gee Creek drainage basin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Info Only |
| 42. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has urban class soils but the underlying soils are well drained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Info Only |
| 43. | Public Works - Engineering | Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) and has known drainage issues, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. If the drainage can go to FDOT a lesser retention requirement may be allowed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 44. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope east to FDOT right-of-way (ROW) and a portion may drain toward the west but there is no defined drainage system in that direction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 45. | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to FDOT and may have some drainage to the west.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Info Only |
| 46. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. The site does not currently have a defined drainage retention system. All redevelopment is required to address current water quality and quantity standards. While a portion of the existing impervious may be taken credit for, since there may not be a viable outfall system the entire storm event may have to be held onsite.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 47. | 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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 48. | Public Works - Engineering | Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The access as shown should be acceptable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| 49. | Public Works - Engineering | Sidewalks shall be 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Info Only |

|     |                                |                                                                                                                                                                                                    |           |
|-----|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                                | or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. Sidewalks will be required along Prarie Lake Drive. |           |
| 50. | Public Works - Engineering     | The plan provided does not have a retention pond. Exfiltration may be allowed but may not be sufficient for the entire volume of retention.                                                        | Info Only |
| 51. | Public Works - Impact Analysis | No Review Required. Trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.                                                                                             | Info Only |

### 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 towens04@seminolecountyfl.gov        |
| Building Division               | Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov           |
| Comprehensive Planning          | David German (407) 665-0311 dgerman@seminolecountyfl.gov          |
| Environmental - Impact Analysis | Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov          |
| Environmental Services          | James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov |
| Natural Resources               | Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov      |
| Planning and Development        | Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov        |
| Public Safety - Fire Marshal    | Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov       |
| Public Works - Engineering      | Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov            |
| Public Works - Impact Analysis  | Arturo Perez (407) 665-5716 aperez@seminolecountyfl.gov           |

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

### Seminole County Wetland Information:

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

### Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

#### Cities:

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

#### Other Agencies:

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

#### Other Resources:

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Flood Prone Areas | <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>                                             |