

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, **please email your request to**

**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](#).

<b>PROJECT NAME:</b>	<b>FIFTH THIRD BANK- PRE-APPLICATION</b>	<b>PROJ #: 23-80000152</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/14/23	
RELATED NAMES:	AMALIA BAMIS	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	18-20-30-511-0000-0040	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO CONVERT AN EXISTING FAST-FOOD RESTAURANT INTO A BANK ON 0.57 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF W LAKE MARY BLVD, EAST OF SUN DR	
NO OF ACRES	0.57	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF W LAKE MARY BLVD, EAST OF SUN DR	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
AMALIA BAMIS BDG ARCHITECTS LLP 400 N ASHLEY SUITE 600 TAMPA FL 32602 (727) 928-6299 AMALIA.BAMIS@BDGLLP.COM	BRETT NEVARIL INFINITY ENGINEERING GROUP 1208 E KENNEDY BLVD SUITE 230 TAMPA FL 33602 (813) 434-4770 BRETT@IEGROUP.NET	

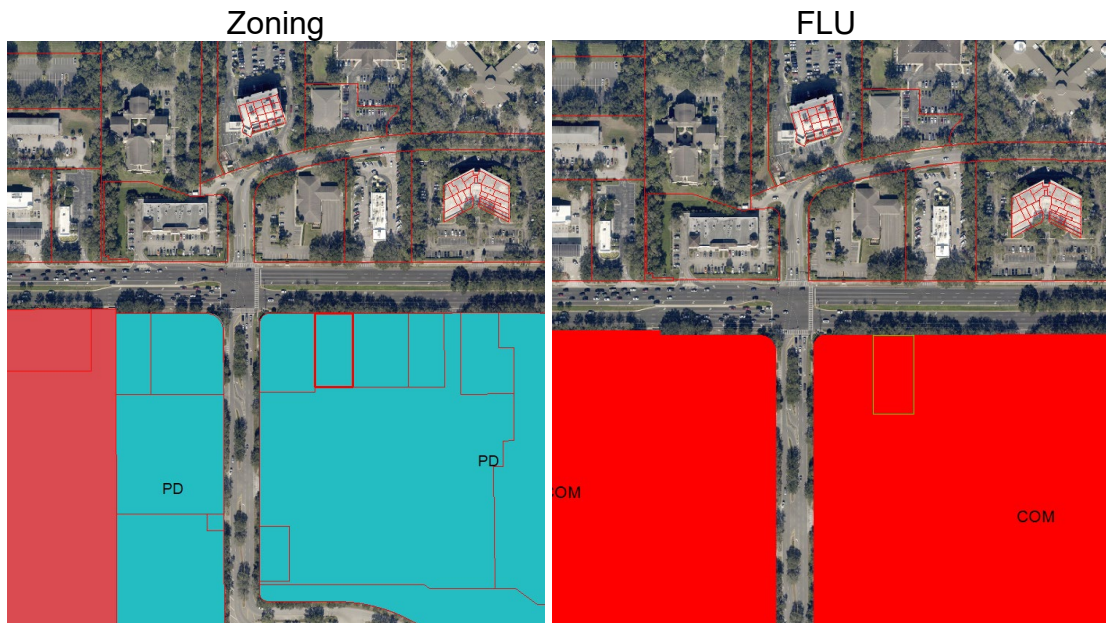
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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

- Property is within the Etor PD and shall be developed in accordance with the approved Developer's Commitment Agreement and Development Order 90-1047 and Master Plan/Site Plan. The DCA and DO are attached for your reference.
- The proposed use of a bank is permitted on the subject parcel. The parcel is known as parts of lots 4 and 5 in tract D of the Etor Planned 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>

## PROJECT AREA ZONING AND AERIAL MAPS



Aerial



## AGENCY/DEPARTMENT COMMENTS

NO #	TYPE	COMMENT
1.	Buffers and CPTED	The Etor PD requires a 15' width buffer on the north.
2.	Buffers and CPTED	Staff recognizes the proposed project does not intend on impacting the landscape buffers. However, any impact to landscaping during construction will be required to be replaced to be in compliance with the Seminole County Land Development Code buffer requirements, and those of the Etor PD.
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292 if the site does not currently meet these requirements.
4.	Building Division	Any building construction and/or modification will require building permits and engineered plans to meet the current edition of the Florida Building Codes in effect at the time of building permit submittal.
5.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the current edition of the FBC, in effect at the time of building permit submittal. Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 7th Edition (2020) Florida Building Code - Existing Building.

6.	Building Division	Occupancy change requires compliance with the current edition of the FBC in effect at the time of building permit submittal, Florida Accessibility Code for Building Construction.
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
8.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water line running west-east within the 15 ft landscape buffer/utility easement on the north side of the property. There is an 8" PVC potable water line running west-east approximately 20 ft away from the south side of the property. Record drawings show that there are already an existing 1 1/2" potable water meter, 1 1/2" backflow preventer, and 1 1/2" potable water service line servicing this development off of the 12" PVC potable water line on the north side of the property.
9.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a gravity 8" PVC sanitary sewer line running west-east approximately 30 ft away from the south side of the property. Record drawings show that there is already an existing gravity 6" PVC sanitary sewer lateral servicing this development.
10.	Environmental Services	This development is within Seminole County's reclaim water service area but there are no reclaim water lines nearby. Irrigation would be provided by this development's potable water system. Record drawings show that there are already a 1" potable water irrigation meter, 1" backflow preventer, and a 1" potable water irrigation service line servicing this development off of the 8" PVC potable water line running west-east approximately 20 ft away from the south side of the property. Also, record drawings incorrectly show these as reuse/reclaim irrigation service lines, but these are actually potable water irrigation service lines.
11.	Environmental Services	Please verify that the existing 1 1/2" potable water meter (assuming that it is to be reused to service this development) is located within the 15 ft landscape buffer/utility easement on the north side of the property. If not, a separate utility easement will need to be provided for it. Please provide documentation that the existing 1" potable water irrigation meter and the entirety of the 1" potable water irrigation service line (assuming that they are to be reused to service this development) are within a utility easement. If not, a separate utility easement will need to be provided for it. Please provide documentation that the existing gravity 6" PVC sanitary sewer lateral beyond the property line of this development (assuming that it is to be reused to service this development) is within a utility easement. If not, a separate utility easement will need to be provided for it.

12.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22
13.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)
14.	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>
15.	Planning and Development	Property is within the Etor PD and shall be developed in accordance with the approved Developer's Commitment Agreement and Master Plan/Site Plan.
16.	Planning and Development	The Etor PD requires a 50' building setback from Lake Mary Blvd.
17.	Planning and Development	The proposed use of a bank is permitted on the subject parcel. The parcel is known as parts of lots 4 and 5 in tract D of the Etor Planned Development.
18.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>

19.	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
20.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
21.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1
22.	Public Works - Engineering	Proposed site improvements will require submittal of a site plan for review. If any additional impervious area is added will need to demonstrate that there is sufficient capacity in the master system to accommodate the additional impervious area, or stormwater will need to be provided onsite to accommodate the additional impervious area.

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER	CONTACT INFORMATION
Planning and Development	Maya Athanas	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Public Works - Engineering	Jose Gomez	Phone: 407-665-7383 Email: jgomez@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	Phone: 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Natural Resources	Sarah Harttung	Phone: 407-665-7391 Email: <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Impact Analysis Coordination	William Wharton	Phone: 407-665-5730 Email: <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Comprehensive Planning	Tyler Reed	Phone: 407-665-7398 Email: <a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle	Phone: 407-665-2143 Email: bnoggle@seminolecountyfl.gov
Building Division Review Coordinator	Tony Coleman	Phone: 407-665-7581 Email: acoleman@seminolecountyfl.gov
Environmental Services	James Van Alstine	Phone: 407-665-2024 Email: jvanalstine@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](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<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) 665-3621	

### 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>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>