

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 attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, **09/29/2023**, in order to place you on the Wednesday, 10/04/2023 meeting agenda.

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

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

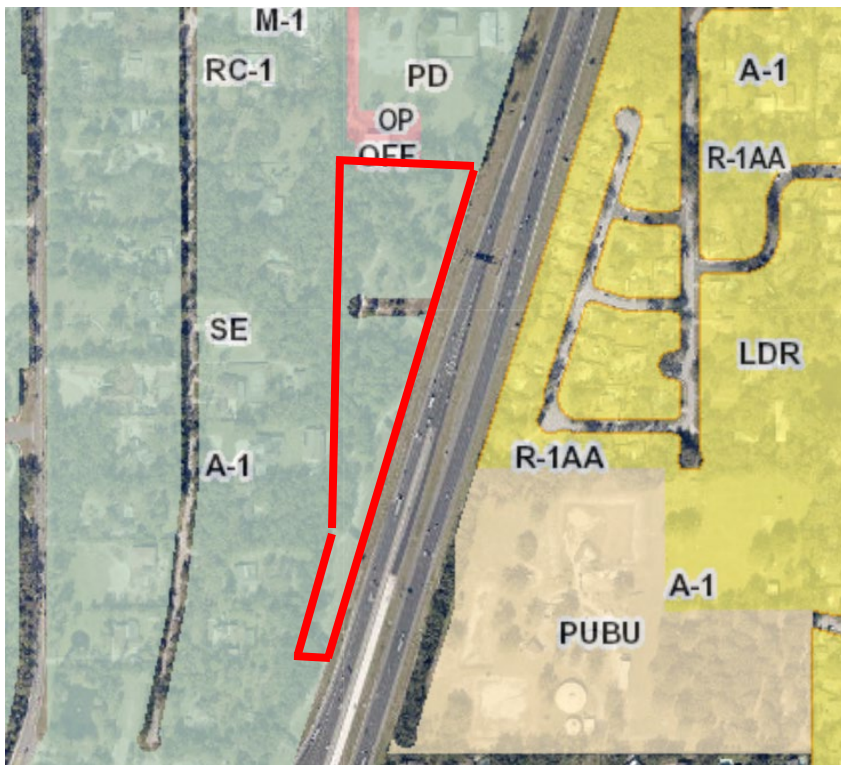
PROJECT NAME:	ECI LONGWOOD CAMPUS - PRE-APPLICATION	PROJ #: 23-80000120
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/13/23	
RELATED NAMES:	EP MARY SOLIK	
PROJECT MANAGER:	TYLER REED (407) 665-798987	
PARCEL ID NO.:	35-20-29-501-0000-0100+++	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO PD FOR A COLLEGE ON 8.58 ACRES LOCATED ON THE WEST SIDE OF I4, SOUTH OF E.E. WILLIAMSON RD	
NO OF ACRES	8.58	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF I4, SOUTH OF E.E. WILLIAMSON RD	
FUTURE LAND USE-	SE	
APPLICANT:		CONSULTANT:
MARY SOLIK DOTY SOLIK LAW 121 S ORANGE AVE STE 1500 ORLANDO FL 32801 (407) 367-7868 MSOLIK@DOTYSOLIKLAW.COM		CHAD MOORHEAD MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE MAITLAND FL 32751 (407) 629-8330 CHAD@MADDEN-ENG.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.

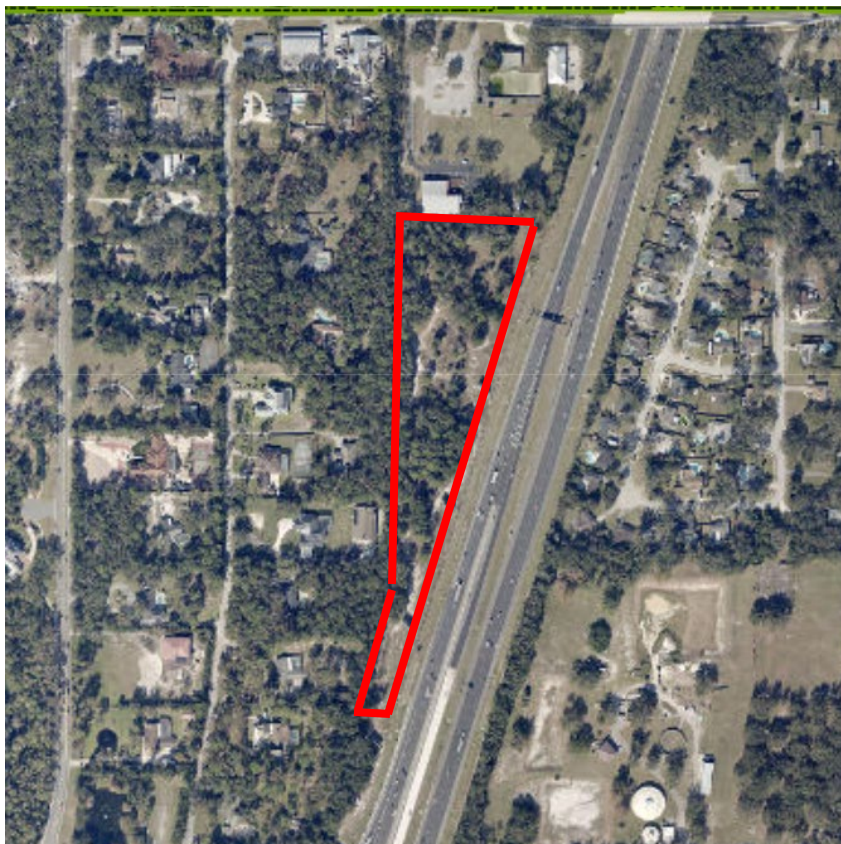
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT AREA ZONING AND AERIAL MAPS

Zoning and Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE
1	Building Division Tony Coleman 9/14/23 1:16 PM	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.
2	Planning and Development Tyler Reed 9/18/23 10:59 AM	The proposed use is permitted as a special exception in current Zoning District designation of A-1.
3	Buffers and CPTED Maya Athanas 9/14/23 4:24 PM	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your Eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
4	Buffers and CPTED Maya Athanas 9/14/23 4:24 PM	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
5	Buffers and CPTED Maya Athanas 9/14/23 4:24 PM	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.
6	Buffers and CPTED Maya Athanas 9/14/23 4:24 PM	A full buffer review will be done at time of master development plan review for a Planned Development. Please provide the Impervious Surface Ratio, Floor Area Ratio, proposed setbacks and proposed building heights with the rezone application.
7	Buffers and CPTED Maya Athanas 9/14/23 4:24 PM	If a PD is proposed: Per Sec. 30.443. - 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.
8	Buffers and CPTED Maya Athanas 9/14/23 4:24 PM	Please review SCLDC Ch 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list, water efficient landscaping criteria, required mix of tree species, and landscaped parking area requirements. Show consistency with this chapter.
9	Buffers and CPTED Maya Athanas 9/14/23 4:36 PM	(407) 665-7388

10	Building Division Tony Coleman 9/14/23 1:16 PM	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 application and plan submittal.
11	Building Division Tony Coleman 9/14/23 1:16 PM	Type of use and size of building may require fire sprinklers and fire alarms.
12	Building Division Tony Coleman 9/14/23 1:16 PM	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
13	Building Division Tony Coleman 9/14/23 1:20 PM	Please see informational checklist items.
14	Comprehensive Planning Tyler Reed 9/18/23 11:28 AM	The Future Land Use (FLU) is Suburban Estates (SE) which allows for schools.
15	Comprehensive Planning Tyler Reed 9/18/23 11:30 AM	The application affects land within the Wekiva Study Area, applicant must demonstrate that development will conform to the provisions of the Wekiva River Protection Act and Wekiva Parkway and Protection Act (Part II and Part III, Chapter 369, Florida Statutes).
16	Environmental Services James Van Alstine 9/14/23 11:50 AM	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service this development.
17	Environmental Services James Van Alstine 9/14/23 11:53 AM	James Van Alstine, E.I. (407) 665-2014
18	Impact Analysis Coordination William Wharton 9/15/23 3:04 PM	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.
19	Natural Resources Sarah Harttung 9/14/23 10:48 AM	According to county maps, these parcels contain soils with a high recharge capacity. Please see regulations contained within the Aquifer Recharge Overlay Zoning Classification (SCLDC Chapter 30, Part 54).
20	Natural Resources Sarah Harttung 9/14/23 10:48 AM	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.
21	Natural Resources Sarah Harttung 9/14/23 10:49 AM	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
22	Natural Resources Sarah Harttung 9/14/23 10:49 AM	Show tree replacement table with site plan submission. SCLDC 60.22(f)
23	Natural Resources Sarah Harttung 9/14/23 10:52 AM	Phone: 407-665-7391
24	Planning and Development Tyler Reed 9/18/23 10:43 AM	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
25	Planning and Development Tyler Reed 9/18/23 10:43 AM	Parking and landscaping requirement can be found in SCLDC Part 64Chapter 30. Parking requirements for Schools or Public Buildings are as follows: one (1)parking space for each four (4) seats in the main auditorium of place of assembly. Parking stalls shall be a minimum of 10 feet by 20 feet in size.
26	Planning and Development Tyler Reed 9/18/23 10:43 AM	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. The Site Plan must demonstrate compliance with Chapter 40 of the Seminole County Land Development Code, including but not limited to: building setbacks, parking requirements, landscaping and perimeter buffering, building height, permitted uses, drainage and stormwater. More information can be found at: http://cdn.seminolecountyfl.gov/departmentservices/development-services/planning-development/developmentprocesses-requirements/index.shtml
27	Planning and Development Tyler Reed 9/18/23 10:46 AM	Building Setbacks for A-1 (Agriculture) zoning: Front Yard - 50 feet; Side Yard10 feet except where a side yard abuts a street, road, or access easement, in which case the side yard shall be 50 feet; Rear Yard 30 feet.

28	Planning and Development Tyler Reed 9/18/23 10:48 AM	Open Space Requirements: For non-residential properties, twenty-five (25) percent open space shall be required. The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, and/or preservation of natural resources. 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.
29	Planning and Development Tyler Reed 9/18/23 10:49 AM	The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). https://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/BearManagement-Ordinance-Final-Approved-DocumentADA.pdf .
30	Planning and Development Tyler Reed 9/18/23 10:50 AM	At the time of site plan review: If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)
31	Planning and Development Tyler Reed 9/18/23 10:55 AM	Dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. -Miscellaneous design standards. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT64OREPALOLARE_S30.1233MIDEST
32	Planning and Development Tyler Reed 9/18/23 11:04 AM	Approval for a planned development is obtained through a two-step process. The first step is an approval of the master development plan and rezoning of the land by the Board of County Commissioners. The second step consists of final development plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the developer's commitment agreement. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml
33	Planning and Development Tyler Reed 9/18/23 11:04 AM	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey may be required prior to final engineering approval. Please note new FFWCC rules pertaining to gopher tortoises, if applicable.
34	Planning and Development Tyler Reed 9/18/23 11:05 AM	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf

35	Public Safety - Fire Marshal Matthew Maywald 9/15/23 8:30 AM	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.
36	Public Safety - Fire Marshal Matthew Maywald 9/15/23 8:30 AM	Type of use and size of building may require fire sprinklers and fire alarms.
37	Public Safety - Fire Marshal Matthew Maywald 9/15/23 8:30 AM	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
38	Public Safety - Fire Marshal Matthew Maywald 9/15/23 8:30 AM	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
39	Public Safety - Fire Marshal Matthew Maywald 9/15/23 8:30 AM	"All the following items shall be acknowledged and added to the site plan sheets as note:1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads.3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
40	Public Safety - Fire Marshal Matthew Maywald 9/15/23 8:30 AM	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.
41	Public Safety - Fire Marshal Matthew Maywald 9/15/23 8:35 AM	Please see informational comments 407-665-5177

42	Public Works - Engineering Jose Gomez 9/20/23 2:30 PM	Based on 1 ft. contours, the topography of the site appears to slope both east and west with a high point approximately in the middle of the property.
43	Public Works - Engineering Jose Gomez 9/20/23 2:30 PM	The eastern portion proposed project is located within the Soldiers Creek drainage basin, and the western portion of the proposed project is located within the Little Wekiva drainage basin.
44	Public Works - Engineering Jose Gomez 9/20/23 2:30 PM	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.
45	Public Works - Engineering Jose Gomez 9/20/23 2:30 PM	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.
46	Public Works - Engineering Jose Gomez 9/20/23 2:30 PM	A detailed drainage analysis will be required at final engineering.
47	Public Works - Engineering Jose Gomez 9/20/23 2:30 PM	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
48	Public Works - Engineering Jose Gomez 9/20/23 2:30 PM	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
49	Public Works - Engineering Jose Gomez 9/20/23 2:33 PM	An FDOT drainage connection permit will be required if an outfall is proposed to the FDOT right-of-way.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177
Public Works - Engineering	Review Complete	Jose Gomez 407-665-7383
Natural Resources	Review Complete	Sarah Harttung 407-665-7391
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398
Planning and Development	Review Complete	Tyler Reed 407-665-7398
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388
Impact Analysis Coordination	Review Complete	William Wharton 407-665-5730
Building Division	Review Complete	Tony Coleman 407-665-7581

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs

(407) 571-8000

www.altamonte.org

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

Other Agencies:

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

Other Resources:

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