

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

PROJECT NAME:	WAYSIDE PD AMENDMENT - PRE-APPLICATION	PROJ #: 25-80000062
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/16/25	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	30-19-30-300-0450-0000++	
PROJECT DESCRIPTION	PROPOSED PD AMENDMENT FOR A MIXED USE DEVELOPMENT ON 1.07 ACRES LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
NO OF ACRES	1.07	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1/PD	
LOCATION	ON THE LEFT SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
FUTURE LAND USE-	HIPTI	
APPLICANT:	CONSULTANT:	
DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM		N/A

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.

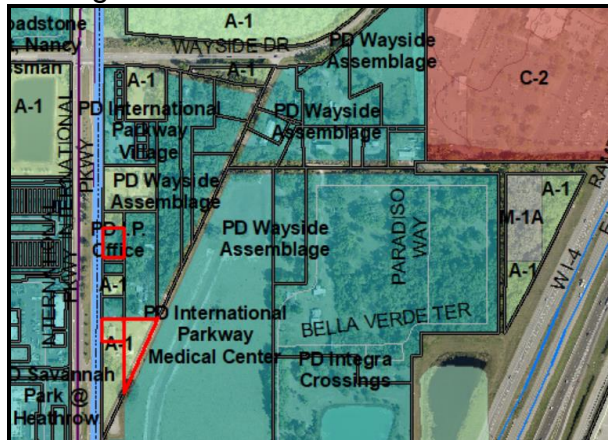
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

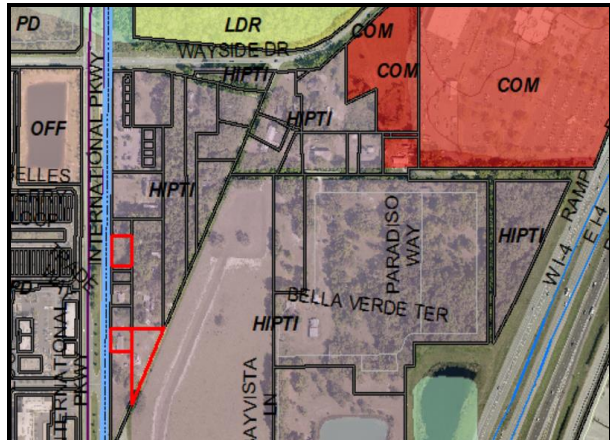
- The subject property has a Future Land Use of Higher Intensity Planned Development - Target Industry and PD (Planned Development) zoning.
- The Applicant proposes to incorporate three (3) parcels into the existing Wayside Assemblage PD (Planned Development) and establish a new access point onto International Parkway, which will require a Major Amendment to the Wayside Assemblage PD.

PROJECT AREA ZONING AND AERIAL MAP

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parcel 3 will require parking buffers on both sides of the drive-isle. These buffers shall be placed within designated tracts to ensure that adjacent parcels are not classified as corner lots. Per Sec. 30.14.8 - A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.7. The Applicant may be looking at a 0.4 opacity plus a 0.2 (parking buffer), which would require a twenty-five (25) foot landscape buffer width.	Info Only
4.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
5.	Buffers and CPTED	Due to overhead utility lines along International Parkway, only understory trees and shrubs may be planted.	Info Only
6.	Buffers and CPTED	A full buffer review will be done at time of the Rezone to a Planned Development.	Info Only
7.	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
8.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
9.	Buffers and CPTED	Based on a preliminary review by staff, parcel 1 may require a ten (10) foot wide landscape buffer adjacent to the property and a twenty-five (25) foot landscape buffer that faces International Blvd maybe required. A full buffer review will be done at the time of the PD Rezone.	Info Only
10.	Comprehensive Planning	Sites have Future Land Use of HIPTI (Higher Intensity Planned Development - Target Industry). See Policy	Info Only

		FLU 4.5.3 and Exhibit FLU: Target Industry Uses for permitted uses.	
11.	Comprehensive Planning	The property is in the I-4 High Tech Corridor and uses supporting that industry are highly encouraged. This will be evaluated if a PD is requested.	Info Only
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
13.	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 main running along the south side of Wayside Drive as well as a 20" PVC potable water main running along the east side of International Parkway.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 15" PVC gravity main running along the south side of Wayside Drive as well as a 15" PVC gravity sewer main running along the east side of International Parkway.	Info Only
15.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 20" DI reclaim water main running along the north side of Wayside Drive as well as a 20" DI reclaim water main running along the west side of International Parkway.	Info Only
16.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
17.	Planning and Development	In the proposed plan submitted by the Applicant as part of the pre-application, Parcel 3 is a part of an expired Planned Development (PD) formerly known as I.P. Office. Parcel 30-19-30-300-0480-0000 would need to be incorporated into the scope of the PD Major Amendment for the Wayside Assemblage PD.	Info Only
18.	Planning and	Planned Development Rezone Process:	Info Only

	Development	<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&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. (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).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developers 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>3rd step (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension).</p> <p>Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC.</p> <p>Step 4 Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.</p> <p>Step 5 Final Plat: The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.</p>	
19.	Planning and Development	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	Info Only

		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	
20.	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
21.	Planning and Development	<p>Questions from the Applicant regarding the I.P. Office PD:</p> <p>1.) The Applicant would like to confirm that the I.P Office Development Order is expired. The Applicant wants to make sure no further action was taken in order to extend it - <i>The I.P. Office PD was approved on February 25, 2020; however, a Final Development Plan (FDP) were not submitted within the required five-year timeframe. As a result, the I.P. Office PD has expired, and no action has been taken to extend it.</i></p> <p>2.) Is there any further action that needs to be done to solidify the expiration of the I.P. Office DO (Development Order)? - <i>No further action is required to solidify the expired Development Order.</i></p> <p>3.) If the I.P. Office DO is expired, does the property revert to its previous land use and zoning? - <i>The I.P. Office PD entitlements have expired, and any future development would require an amendment to the PD (Planned Development) of the two parcels located south of parcel 30-19-30-300-0480-0000. These southern parcels will not revert to their previous zoning designation.</i></p> <p>4.) Is any portion of the development vested or grandfathered despite the expiration of the I.P. Office Development Order's expiration? - <i>None of the parcels within the I.P. Office PD (Planned Development) are vested or grandfathered, and would require an amendment to the PD.</i></p> <p>5.) What are the implications of the expiration on the entitlements previously granted? - <i>The I.P. Office PD has expired, and any future development would require an amendment to the PD.</i></p>	Info Only

22.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
23.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
24.	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
25.	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"	Info Only
26.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin. There are some know downstream drainage issues. The site will have to hold back additional drainage up to the entire 25'-year, 24-hour storm event unless it is demonstrated taht the site can handle additional flows.	Info Only
27.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
28.	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	Info Only

		new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	
29.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
30.	Public Works - Engineering	The development is asking for a new access off of International Parkway. A left turn lane is required. A right turn lane may be required.	Info Only
31.	Public Works - Engineering	Traffic signal installation and or modifications may be required. Depending on the level of traffic to the International Parkway access a new signal may be warranted.	Info Only
32.	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) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
33.	Public Works - Engineering	INFORMATIONAL: Existing Median or Right Of Way Landscape Trees which are in conflict with development activities shall be relocated. It shall be the responsibility of the developer to fund the expense for the relocation. Said relocation or replacement must be completed prior to the issuance of certificate of occupancy on the construction, development site or phase of development, as applicable. The trees to be relocated or replaced on-site or off-site on county property must be maintained in a healthy growing condition and guaranteed for a period of at least one year. The guarantee period shall end one year from the date of acceptance by county staff of any relocated or replaced trees. If your project will impact trees within a median or right-of-way, please contact Bill Pandos 407 321-1693 prior to site plan submittal.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	David German 407-665-0311 dgerman@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	No Review Required	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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