SEMINOLE COUNTY GOVERNMENT

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

PROJECT NAME:	**S BEARDALL PROPERTY - PRE-APPLICATION**	**PROJ #: 25-80000051**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/18/25	
RELATED NAMES:	EP MATTHEW SANDS	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	04-20-31-300-0340-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO CONSTRUCT A BUSINESS HEADQUARTERS ON 6.10 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF BEARDALL AVE, NORTH OF MOORES STATION RD	
NO OF ACRES	6.10	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF BEARDALL AVE, NORTH OF MOORES STATION RD	
FUTURE T LAND USE-	HIPAP	

APPLICANT:	**CONSULTANT:**
MATTHEW SANDS SANPIK, LLC 1424 N RONALD REAGAN BLVD STE LONGWOOD FL 32750 (407) 450-6969 M.SANDS@SANPIKINC.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 HIP-AP (Higher Intensity Planned Development – Airport).

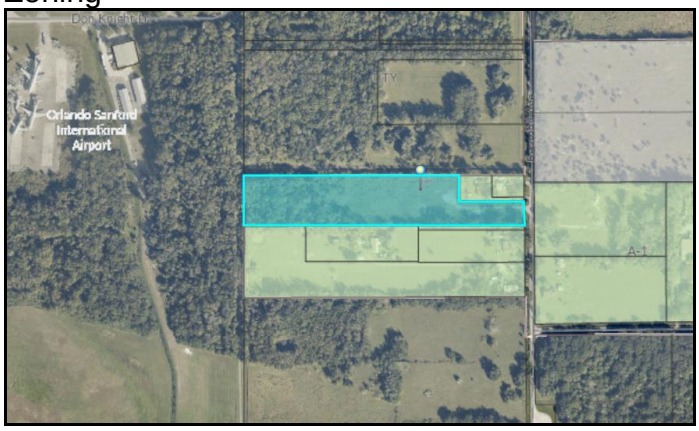
- Staff strongly recommends contacting the City of Sanford regarding the proposed utility line installations scheduled for next year and the pre-annexation process. Once the utilities are in place, the city may require the Applicant to connect to the water and sewer lines along Beardall Avenue.

- The Applicant is proposing a new location for the parking area, which would require the Applicant to maintain a ten (10) foot landscape buffer along the eastern portion of the site, as specified on the Master Development Plan (MDP).

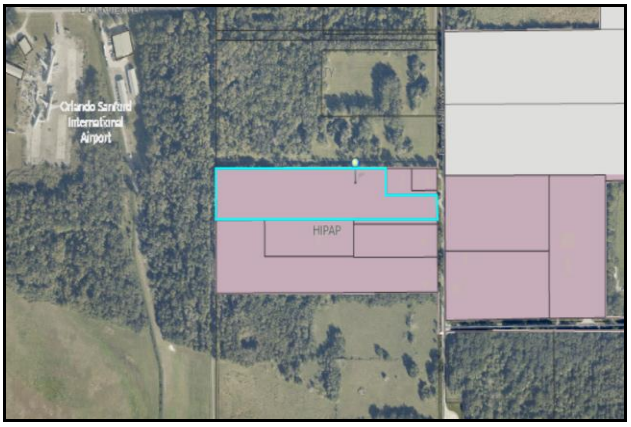
- The proposed relocation of the buildings and parking facilities to the designated laydown yard, along with the reduction in building footprints relative to the approved Master Development Plan (MDP), does not constitute an amendment to the MDP. The next step for the Applicant is to submit a Final Development Plan as an Engineered Site Plan.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED	Landscape Buffer requirements are: North: Ten (10) foot wide landscape buffer with a six (6) foot high wall; 2.5 plan units per 100 linear feet, South: ten (10) foot wide landscape buffer with a six (6) foot high wall; 2.5 plat units per 100 linear feet, **East (along Beardall Ave):** Twenty-five (25) foot landscape buffer; 2.7 plant units per 100 linear feet. Six (6) foot high wall to be located behind the office building, and ***East (adjacent to parcel 04-20-31-300-034A-0000): Ten (10) foot building setback and buffer with 2.5 plant units per 100 feet.*** ***A fence would be required along the southern portion of the site adjacent to the internal roadway.*** West: Six (6) foot high wall to be located along the perimeter of the outdoor storage area as depicted on the Master Development Plan.	Info Only
3.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED	The location of the proposed parking adjacent to the existing residential home to the east will require the twenty-five (25) landscape buffer under SCLDC Sec. 30.14.8.	Info Only
5.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED	The landscape plans within the Final Development Plan (FDP) and Final Engineering Plan need to be consistent with one another.	Info Only
7.	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
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only

9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
11.	Comprehensive Planning	Form 7460-1 https://oeaaa.faa.gov/oeaaa/external/portal.jsp) should be filled out and submitted to the FAA before construction begins. Airport has indicated the development is compatible with Airport Master Plan.	Info Only
12.	Comprehensive Planning	Site is within the Sanford JPA area 4 and will need to follow the compatibility and development standards outlined for this area. JPA Sub Area 4 defines in Section (3): (permitted uses in JPA Area 4) Industrial parks; corporate business parks; commercial developments; office complexes; attendant retail; services and hotel uses; medium and high-density rental residential developments between the 60 and 65 DNL; agricultural uses: public uses. All development must be phased concurrent with major public roadway improvements and installation of drainage, sewer and water utilities.	Info Only
13.	Comprehensive Planning	Noise level is noted at between 60-65 DNL on GIS map.	Info Only
14.	Comprehensive Planning	City of Sanford specified that site would need to annex based on utilities connections.	Info Only
15.	Comprehensive Planning	Future Land Use of HIP-AP (High Intensity Planned Development - Airport). This Land Use will require a rezone to PD (Planned Development). HIPAP has a maximum FAR of 1.0. Please note: Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards section of the Future Land Use Element. Per Policy FLU 4.2.3: 3. High Intensity Planned Development Airport (HIP-Airport): Projects may choose to opt-in to the density and intensity bonuses of the Urban Centers and Corridors Overlay but must follow the HIP-Airport restrictions of no residential uses permitted.	Info Only
16.	Comprehensive Planning	Any amendment to uses in PD must comply with FLU.	Info Only
17.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
18.	Environmental Services	Since the City of Sanford does not have sewer lines nearby, please be aware that if this site is going to be on septic, that it will require special permitting and/or a	Info Only

		permit variance with the Seminole County Health Department. Per Florida Statutes Title XXIX, Chapter 381, Section 381.0065, Part (4) (i) 2 and 3: 2. Each person who owns or operates a business or facility in an area zoned or used for industrial or manufacturing purposes, or its equivalent, or who owns or operates a business that has the potential to generate toxic, hazardous, or industrial wastewater or toxic or hazardous chemicals, and uses an onsite sewage treatment and disposal system that is installed on or after July 5, 1989, must obtain an annual system operating permit from the [Health] department. A person who owns or operates a business that uses an onsite sewage treatment and disposal system that was installed and approved before July 5, 1989, does not need to obtain a system operating permit. However, upon change of ownership or tenancy, the new owner or operator must notify the [Health] department of the change, and the new owner or operator must obtain an annual system operating permit, regardless of the date that the system was installed or approved. 3. The [Health] department shall periodically review and evaluate the continued use of onsite sewage treatment and disposal systems in areas zoned or used for industrial or manufacturing purposes, or its equivalent, and may require the collection and analyses of samples from within and around such systems. If the [Health] department finds that toxic or hazardous chemicals or toxic, hazardous, or industrial wastewater have been or are being disposed of through an onsite sewage treatment and disposal system, the [Health] department shall initiate enforcement actions against the owner or tenant to ensure adequate cleanup, treatment, and disposal.	
19.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
20.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified	Info Only

		arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	
21.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
22.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
25.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
26.	Natural Resources	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
27.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
28.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
29.	Natural	No applicant may be required to replace more than	Info Only

	Resources	ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	
30.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
31.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
32.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
33.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
34.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
35.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying $125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
36.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
37.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
38.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for	Info Only

		recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	
39.	Natural Resources	No subdivision may 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 will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
40.	Natural Resources	According to the county wetland maps, wetlands are possibly located on the western side of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
41.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
42.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
43.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
44.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
45.	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	Info Only

		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/	
46.	Planning and Development	The subject site is within the "East Airport Commerce Park" referenced in the East Lake Mary Study. Preferred land uses are Airport Operations, Business Park/commerce park, Industrial Park (light industrial), Warehousing, Office, Specialty commercial (airport supportive), Mixed-Use, and Open Space/Park.	Info Only
47.	Planning and Development	The subject property is with Sub Area 4 in the 2015 Sanford Joint Planning Agreement (JPA). Future Expansion of the Orlando-Sanford Airport (OSIA) property and runways shall be focused to the east and south to minimize airport noise and development impacts to urban residential areas to the north and west. Lands annexed near or adjacent to the airport shall be assigned land use designations compatible with the Airport Master Plan and in a manner consistent with the Joint Planning Agreement established with Seminole County.	Info Only
48.	Planning and Development	Per Policy FLU 4.5.2 (D)(1)(b) -Development must be timed concurrently with the extension of central water and sewer to ensure the provision of adequate public services according to adopted standards and facility plans.	Infor Only
49.	Planning and Development	At the time of the Final Development Plan as an Engineered Site Plan, the Developer will be required to provide the form from the FAA (Federal Aviation Administration) 7460-1 Notice of Proposed Construction. This form has been uploaded into the resources folder. Here is the link to the form: https://www.faa.gov/forms/index.cfm/go/document.information/documentid/186273	Info Only
50.	Planning and Development	The proposed site will be required to comply with the 14 CFR Part 77.9 https://www.ecfr.gov/current/title-14/chapter-I/subchapter-E/part-77/subpart-B/section-77.9.	Info Only
51.	Planning and Development	The building setbacks for the Beardall PD (Planned Development) are: **North**: Ten (10) feet, **South**: Ten	Info Only

		(10) feet, **East:** Twenty-five (25) feet, **West**: twenty-five (25) feet.	
52.	Planning and Development	The proposed use of an Office, Warehouse, and Contractor's Equipment Storage are permitted uses in the Beardall Avenue PD.	Info Only
53.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
54.	Planning and Development	The subject project is adjacent to the Orlando Sanford International Airport. Seminole County Project Manager has sent out notice to the Orlando Sanford International Airport Area Planning Committee to advise of the potential development. The Orlando Sanford International Airport has provided feedback on the proposed development: The office and warehouse is a compatible development with the airport, so there are no concerns. However, a Form 7460-1, found at https://oeaaa.faa.gov/oeaaa/external/portal.jsp, is required to be filed with the FAA. Forms and information including the Airport Layout Plan, County, City, and Airport Area Interlocal Agreements, FAA forms, and Avigation Easement forms can be found at: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.8A	Info Only
55.	Planning and Development	**The subject property is adjacent to the City of Sanford. Seminole County has provided an intergovernmental notice to the City of Sanford, and they provided the following feedback:** 1. The Sanford Airport Authority and the Sanford Utility Department will be extending utilities down Beardall Avenue. At that point annexation will be required. 2. Airport Authority approval is required prior to any development approval. 3. An Avigation Easements will be required. 4. The City of Sanford would prefer that the office be located in the front of the property with the maintenance building in the rear. 5. The outdoor storage areas on the previous approved Master Development Plan called for a six (6) foot high wall. The pre-application now shows a six (6)	Info Only

		foot high fence. Sanford requires all outdoor storage areas to have a minimum of a seven (7) foot high solid wall. **Architectural Standards:** Distinctive elements separating the base, middle, top of the buildings with articulated roof lines. Ornamental window treatments. Emphasize building entry features.	
56.	Planning and Development	Condition J requires architectural renderings of the building submitted to Seminole County and the City of Sanford prior to the Final Site Plan approval.	Info Only
57.	Planning and Development	The Applicant is required to meet the parking requirements for warehouse and office. Manufacturing Concerns and Warehouses is 1 space / 2 employees: plus 1 space / company vehicle. General Business / Retail / Office (including Shopping Centers) First 10,000 sq. ft. - 4 spaces / 1,000 sq. ft. and Above 10,000 sq. ft. - 3 spaces / 1,000 sq. ft.	Info Only
58.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
59.	Planning and Development	**Comment provided from the Sanford Orlando Airport**: The airport is leading a project, in conjunction with the City of Sanford, to install water and sewer from Lake Mary Boulevard to Beardall Avenue on Moore's Station Road and then from Moore's Station Road, north to the runway, on Beardall Avenue. This project is currently under active design, surveying, and Geotech work. We anticipate the project going to bid around February 2026 and estimate a construction timeframe of 8 to 9 months.	Info Only
60.	Planning and Development	The PD Development Order was approved on October 12, 2021, and a Final Development Plan was never submitted. Per Sec. 30.8.5.6 (a) - within five (5) years of approval of the master development plan. The Planned Development is set to expire on October 12, 2026.	Info Only
61.	Planning and Development	**Community Meeting Procedures Section 30.49.** Any PD Rezone required a Community Meeting. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). The flyer is required to be mailed out a minimum of fifteen (15) days prior to the scheduled community meeting and 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	Info Only

		in a facility that is ADA compliant.	
62.	Planning and Development	**Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions**: **Placards** Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
63.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
64.	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
65.	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
66.	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	Info Only

		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 21/2 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"	
67.	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.	Info Only
68.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "B/D" and "D" class soils.	Info Only
69.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Beardall Avenue, but the ditch system may not be sufficient.	Info Only
70.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
71.	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 www.sjrwmd.com.	Info Only
72.	Public Works - Engineering	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)	Info Only
73.	Public Works - Engineering	The roadway geometry seems to meet County standards. The roadway structure may meet County standards.	Info Only
74.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
75.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along the property frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only
76.	Public Works - Engineering	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	Info Only

77.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
78.	Public Works - Engineering	Please note there may be wetlands along the back portion of the property.	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
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jennifer Goff 407-665-7336 jgoff@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-0311 dgerman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Building Division	Review Complete	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.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) 571-8150	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