

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 01/06/2023, in order to place you on the Wednesday, 01/11/2023 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.

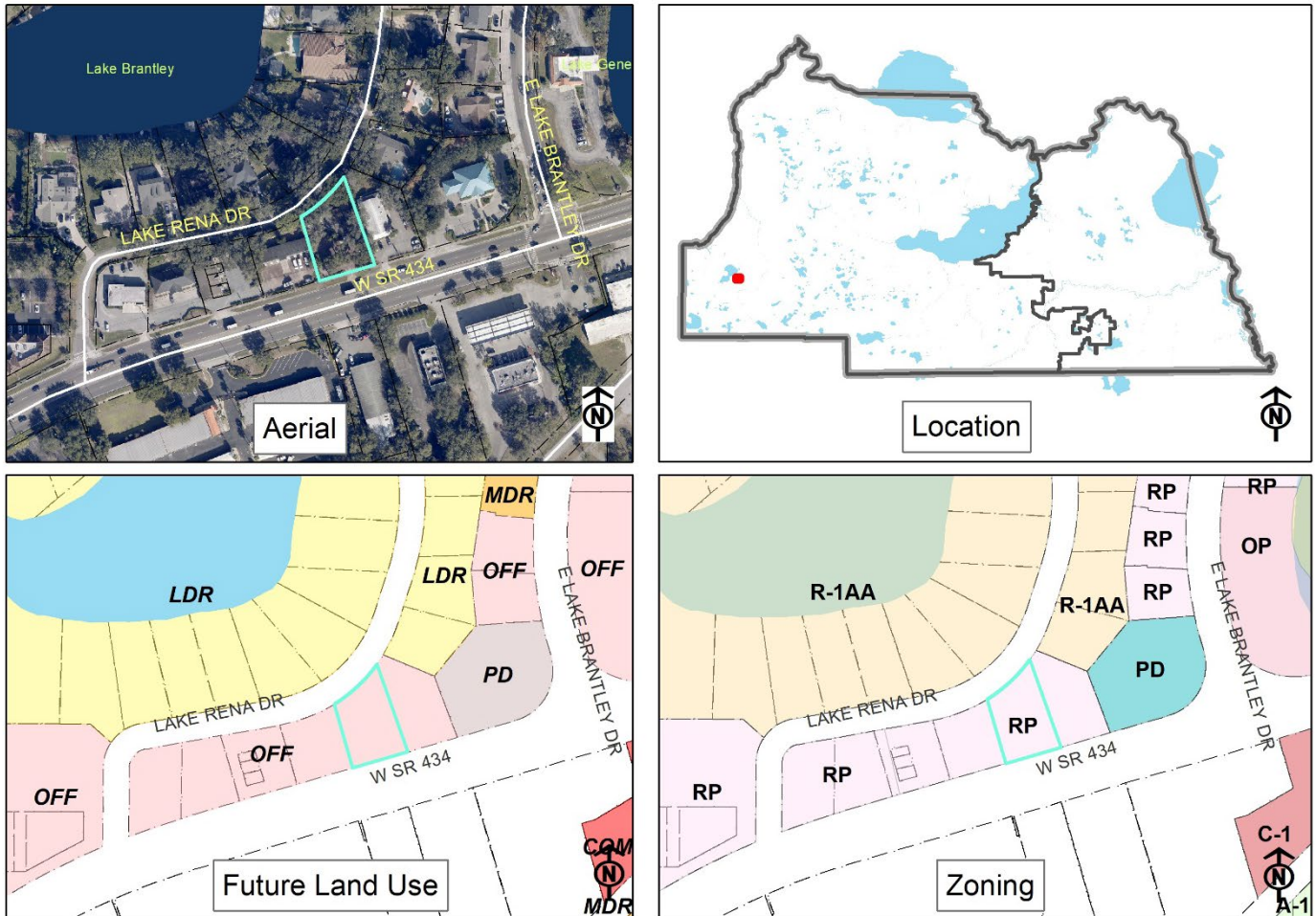
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	DERROW DERMATOLOGY - PRE-APPLICATION	PROJ #: 22-80000177
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/20/22	
RELATED NAMES:	EP STEPHEN ALLEN	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	04-21-29-514-0C00-0050	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR DERMATOLOGY OFFICE WITH ADDITIONAL PARKING ON 0.36 ACRES IN THE RP ZONING DISTRICT	
NO OF ACRES	0.36	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	RP	
LOCATION	NORTHWEST OF WEST STATE ROAD 434 AND LAKE RENA DRIVE	
FUTURE LAND USE	OFF	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT: CONSULTANT:		
STEPHEN ALLEN CIVILCORP ENGINEERING INC 630 N WYMORE ROAD STE 310 MAITLAND FL 32751 (407) 516-0437 SALLEN@CIVILCORPENG.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



AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf f 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	Informational
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.1292. Please be prepared to include any required landscaping on the site plan.	Informational
3.	Buffers and CPTED	A full buffer analysis will be conducted at time of site plan review if necessary. Additional landscaping may be required based on extent of changes to site.	Informational
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational

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 7th ED (2020) FBC, 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.	Informational
6.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
7.	Comprehensive Planning	The proposed use for Medical Office is a permissible use for the designated Future Land Use of Office.	Informational
8.	Comprehensive Planning	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf Comments: It must be demonstrated that the proposed use has no greater impacts for traffic, environmental, stormwater, etc. than low density residential (one single family dwelling unit per net buildable acre) as required in the Wekiva River Protection Area (WRPA). For example, your impacts can be no greater than those associated with one 5,000 sq ft house on one acre.	Informational
9.	Natural Resources	The proposed project is within the Wekiva Study Area. See SCLDC Chapter 30 Part 58 for requirements for development within this area.	Informational
10.	Planning and Development	The medical office use was previously approved as a special use in the Residential Professional (RP) zoning district. A rezone from RP to RP is required if a substantial change is proposed to the site plan (SCLDC Sec. 30.631). Staff generally considers a change of ten (10) percent or more to be substantial. If the impervious surface increases by more than ten (10) percent, then a rezone would be required.	Informational
11.	Planning and Development	A rezoning request requires that the applicant conduct a community meeting, hold a noticed public hearing at a Planning and Zoning Commission meeting, and then seek approval from the Board of County Commissioners. Please see procedures for community meetings and public notice procedures in subsequent comment.	Informational
12.	Planning and Development	Excluding regular maintenance, any modification to the existing parking area would require the applicant to submit a small site plan. If the newly proposed impervious surface exceeds 2,000 square feet, then the applicant must submit a fully engineered site plan. This information is included in the site plan application.	Informational
13.	Planning and Development	COMMUNITY MEETING PROCEDURES: 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	Informational
14.	Planning and Development	PUBLIC NOTICE PROCEDURES: 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	Informational
15.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)	Informational

16.	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 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided	Informational
17.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition	Informational
18.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED)	Informational
19.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition)NOTE: Fire Truck Parameters:-Inside 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-Calculated Turning Radius:-Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.	Informational
20.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons	Informational
21.	Public Safety - Fire Marshal	Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)	Informational
22.	Public Safety - Fire Marshal	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.Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
23.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site Plan submittal	Informational
24.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Informational
25.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "A"/ well drained class soils.	Informational
26.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge for any new or altered impervious area.	Informational
27.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north and east.	Informational
28.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to most likely Lake Rena Drive or to SR 434 or both.	Informational
29.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
30.	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 .	Informational

31.	Public Works - Engineering	any discharge to FDOT will require an FDOT drainage connection permit.	Informational
32.	Public Works - Engineering	Please note that the proposed driveway does not meet engineering requirements. The site may have to be modified to meet requirements. Employee parking may be allowed to be substandard but would have to be approved. It would also have to be specifically labeled as employee parking only.	Informational

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	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	(407) 665-7308
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764

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) 571-8000	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