

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 Thursday, 12/29/2022, in order to place you on the Wednesday, 01/04/2023 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.**

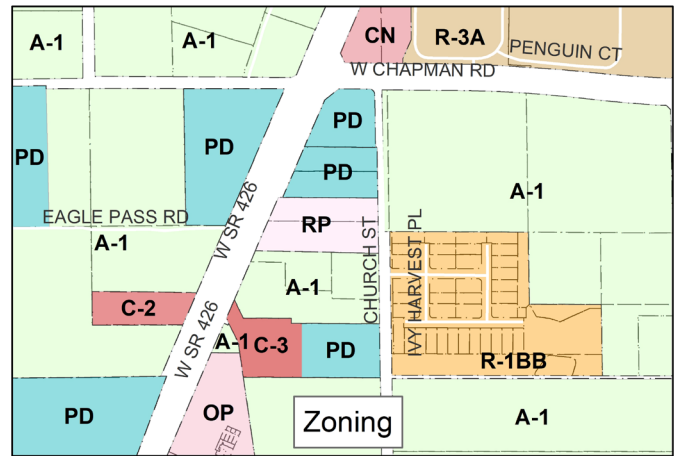
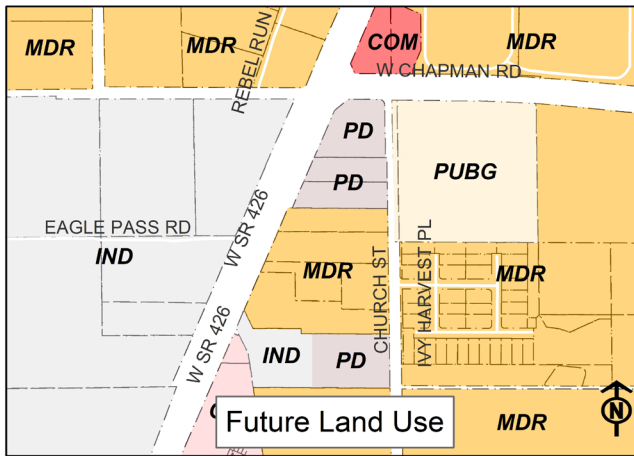
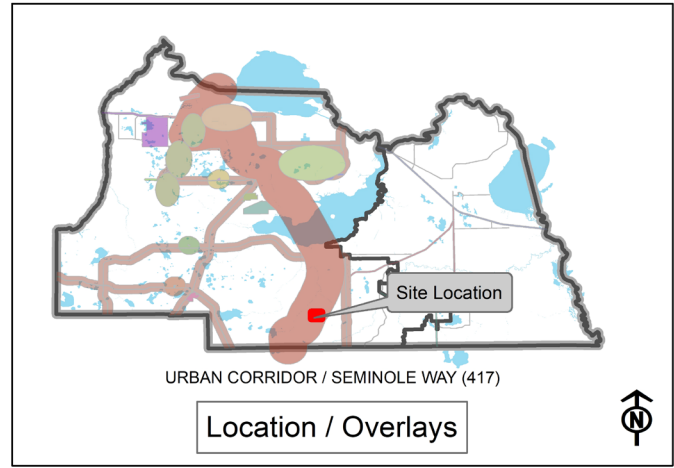
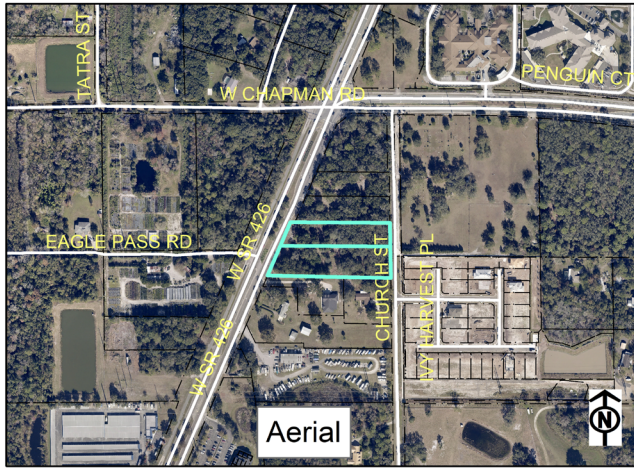
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	MEDICAL OFFICE - PRE-APPLICATION	PROJ #: 22-80000174
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/13/22	
RELATED NAMES:	EP THEO STONE	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	20-21-31-5CB-0000-00E0+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN AND SPECIAL EXCEPTION FOR A MEDICAL OFFICE FACILITY ON 2.86 ACRES IN THE RP ZONING DISTRICT	
NO OF ACRES	2.86	
BCC DISTRICT	1 - DALLARI	
CURRENT ZONING	RP	
LOCATION	SOUTHEAST OF STATE ROAD 426 AND WEST CHAPMAN ROAD	
FUTURE LAND USE	MDR	
SEWER UTILITY	SEMINOLE	
WATER UTILITY	SEMINOLE	
APPLICANT:	CONSULTANT:	
THEO STONE DUNPHY DEVELOPMENT 21760 E. S.R. 54, SUITE 102 LUTZ FL 33549 (770) 789-6415 THEO@DUNPHYDEVELOPMENT.COM		BEN JOHNSON KIMLEY-HORN & ASSOCIATES 445 24TH STREET, SUITE 200 VERO BEACH FL 32960 (772) 794-4098 BEN.JOHNSON@KIMLEY-HORN.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	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.1292.	Informational
4.	Buffers and CPTED	At this time, staff estimates the following landscape buffer requirements: (east: 0.1, 10' width) (south: 0.3, 15' width) (west: 0.3, 15' width). This is subject to change. Please provide the floor area ratio, building height, and actual building setbacks for a full analysis.	Informational

5.	Buffers and CPTED	Per Sec. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Informational
6.	Buffers and CPTED	Please see the example materials provided in the "resources" folder to aide in landscape plan submittals.	Informational
7.	Buffers and CPTED	Approved plant species list. All plant material proposed to be installed on a site must be site appropriate and selected for the Approved Plant Species List set forth in Figure 1 of Part 64 of the SCLDC Sec. 30.1236. Use of any other species shall require prior approval by the Planning Manager. The plants listed in Figure 1 have been demonstrated to grow and thrive in the Central Florida Area.	Informational
8.	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
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Comprehensive Planning	The subject parcels have a medium density residential (MDR) future land use, which allows residential uses at a maximum of 10 units per net buildable acre, the conversion of existing residential units to professional offices in the RP district, and the special exception uses allowed within the zoning district. The use of medical offices is an allowed special exception use in MDR.	Informational
11.	Comprehensive Planning	If the proposed use is not eligible for the special exception use, a land use amendment may be required for the desired development.	Informational
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Informational
13.	Environmental Services	Our records show that there is a 1" diameter water service connection already extended to the southern parcel. A 24" diameter waterline runs along the west side of SR 426.	Informational
14.	Environmental Services	There is a 16" pressurized sanitary sewer force main pipe running along the east side of SR 426.	Informational
15.	Environmental Services	There are no reclaimed water services available to this project.	Informational
16.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the proposed use for this unit generates more than 50 peak hour trips than the previous use of this unit. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Informational
17.	Natural Resources	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 will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Informational
18.	Natural Resources	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.	Informational
19.	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. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22	Informational

20.	Natural Resources	Show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Informational
21.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Informational
22.	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.html	Informational
23.	Planning and Development	To ensure compatibility with the surrounding residential properties, staff recommends a future land use amendment from Medium Density Residential (MDR) to Office and a rezone from Residential Professional (RP) to Office Professional (OP).	Informational
24.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Informational
25.	Planning and Development	The proposed development is within a one-mile Radius of SR 417 intersections - Seminole Way Employment Corridor. Comprehensive Plan Policy FLU 19.1 Economic Development Target Areas, FLU Exhibit-5, and FLU Exhibit-40.	Informational
26.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing.	Informational
27.	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
28.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational
29.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted: 1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2) 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). 3) 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). 4) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 5) 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. 6) 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

30.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
31.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Informational
32.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Informational
33.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge or volume of discharge for the 25-year, 24-hour storm event as there are known deficiencies downstream.	Informational
34.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south and west.	Informational
35.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to State Road 426. An FDOT drainage connection permit would be required for this connection.	Informational
36.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
37.	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
38.	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)	Informational
39.	Public Works - Engineering	The site will be limited to a right in and right out only unless you ask for and FDOT approves a left into the site. Not left out would be allowed by the County. A left turn lane would be required if the left in is approved.	Informational
40.	Public Works - Engineering	Access to Church Street would not be supported.	Informational
41.	Public Works - Engineering	Dedication of additional right-of-way shall 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.	Informational
42.	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. This would apply to both State Road 426 and Church Street.	Informational
43.	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.	Informational
44.	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway.	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	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Complete	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
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.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