

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

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

PROJECT NAME:	MYAGUATECH OFFICE - PRE-APPLICATION	PROJ #: 25-80000070
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/18/25	
RELATED NAMES:	EP LUIS VELEZ	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	33-19-31-507-0000-1670	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN OFFICE WORKSPACE ON .14 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF BROADWAY, NORTH OF E SR 46	
NO OF ACRES	0.14	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE EAST SIDE OF BROADWAY, NORTH OF E SR 46	
FUTURE LAND USE-	COM	
APPLICANT:CONSULTANT:		
LUIS VELEZ MAT COAST PROPERTIES LLC 2471 BROADWAY SANFORD FL 32771 (407) 963-2830 AGUATECHLLC@GMAIL.COM		N/A

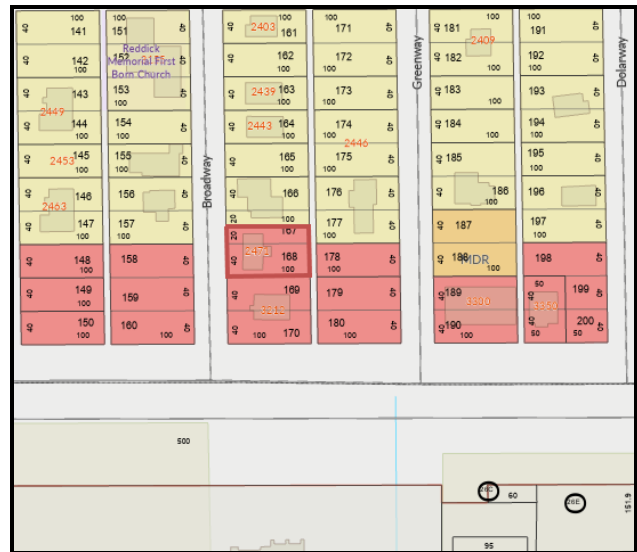
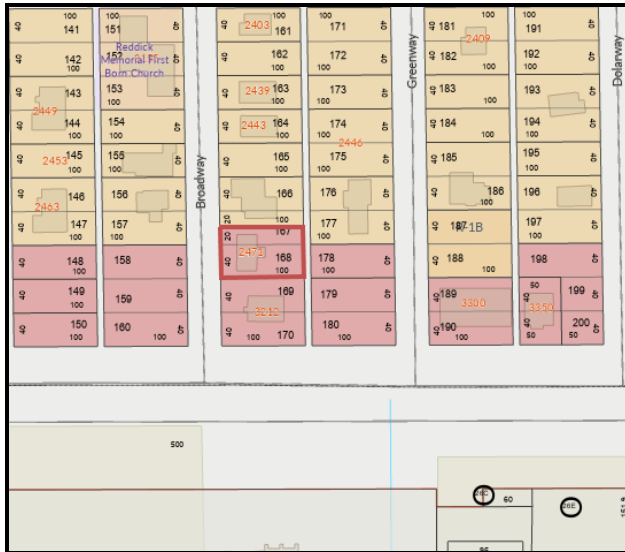
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 Commercial and C-1 (Retail Commercial) zoning.
- The proposed use of office is permitted in C-1 Zoning District; however, the ancillary warehouse or storage is not a permitted use.
- A site plan will be required to facilitate the conversion from the previous restaurant use to the proposed office use.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement. The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	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
3.	Buffers and CPTED	To the north of the subject site, is residential zoning, which will trigger a parking buffer requirement under SCLDC Sec. 30.14.8. This requirement is in addition to the standard buffer required for the commercial use. Final determination of the buffer requirements will be made during the site plan review process.	Info Only
4.	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
5.	Buffers and CPTED	The subject property may qualify for the Constrained Site Buffer in accordance with Section 30.14.11, as well as the Maximum Feasible Buffer outlined in Section 30.14.12.	Info Only
6.	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
7.	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 8th ed (2023) 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 8th edition (2023) Florida Building Code - Existing Building.	Info Only
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	Occupancy change requires compliance with the 8th ed	Info Only

		(2023) FBC, Florida Accessibility Code for Building Construction.	
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	Site has a Future Land Use of COM as per Policy FLU 5.3.3 Commercial allows the following uses: Uses A Neighborhood convenience store; B Community, regional and subregional shopping centers; C Colleges, universities, business and technical schools; D Retail sales, restaurants and commercial services; E Highway oriented businesses and outdoor advertising; F Amusement and commercial recreation within an enclosed building; G Adult and child care facilities, including evening and night facilities ; H Public and private elementary schools, middle schools, and high schools; I Hotels and motels; and J Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. If the proposed use is allowed in the C-1 zoning, it will be allowed in the COM Future Land Use.	Info Only
12.	Comprehensive Planning	Future Land Use of COM has a maximum FAR (Floor Area Ratio) of 0.35.	Info Only
13.	Comprehensive Planning	Site is located in the Sanford JPA area. Site will require communication with City of Sanford per the Joint Planning Agreement and may receive comments from the City as needed.	Info Only
14.	Comprehensive Planning	Site is located in the Airport Avigation Easement, Airport Accident Potential Hazard Area and the Airport Noise Contour between the 60-65 DNL noise level area.	Info Only
15.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Midway Canaan Utilities to service it. No review required.	Info Only
16.	Planning and Development	County staff have 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	The required building setbacks for the C-1 (Retail Commercial) zoning district are: Twenty-five (25) foot Front Yard, Ten (10) foot Rear yard, Zero (0) foot Side Yard.	Info Only
18.	Planning and Development	The proposed office use is permitted in C-1 (Retail Commercial) zoning district; however, the ancillary warehouse or storage use is not permitted.	Info Only

19.	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.shtml	Info Only
20.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay.	Info Only
21.	Planning and Development	The subject property is within an Economic Development, Midway Target Area: Objective FLU 19 (FLU Element Exhibit-5); Please review Policy FLU 10.7 - Workforce Housing.	Info Only
22.	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 64 Chapter 30. Parking requirements for an Office use are: First 3,000 sq.ft - Four (4) parking spaces for every one thousand (1000) square feet.	Info Only
23.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
24.	Planning and Development	The minimum open space requirement in the C-1 (Retail Commercial) zoning district is twenty-five (25) percent open space.	Info Only
25.	Public Safety - Fire Marshal	This will require a change of use permit from the building department. Any modifications shall require plans.	Info Only
26.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
27.	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
28.	Public Works - Engineering	The proposed project is located within the Midway drainage basin.	Info Only
29.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
30.	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.	Info Only
31.	Public Works - Engineering	Based on 1 ft. contours, the topography the site appears to be fairly flat. It is not clear where the existing drainage goes.	Info Only
32.	Public Works - Engineering	Based on a preliminary review, it is not clear where the site outfalls.	Info Only
33.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
34.	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
35.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
36.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements.	Info Only

		Broadway appears to be a 40' ROW. At minimum there is required to be 50' This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	
37.	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
38.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407)665-5764 jpotter@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