

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

<b>PROJECT NAME:</b>	<b>DUNAMIS PROJECT - PRE-APPLICATION</b>	<b>PROJ #: 23-80000150</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/07/23	
RELATED NAMES:	EP DUNAMIS DUNN	
PROJECT MANAGER:	TYLER REED (407) 665-7398	
PARCEL ID NO.:	04-21-30-503-0000-001S	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR 26 SMALL OFFICE UNITS ON .56 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE EAST SIDE OF S US HWY 17-92, SOUTH OF SR 434	
NO OF ACRES	0.56	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	C-2	
LOCATION	ON THE EAST SIDE OF S US HWY 17-92, SOUTH OF SR 434	
FUTURE LAND USE-	MXD	
SEWER UTILITY	NA	
WATER UTILITY	LONGWOOD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DUNAMIS DUNN 751 S US HWY 17-92 LONGWOOD FL 32750 (407) 590-5515 TFFCOMP@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 AREA ZONING AND AERIAL MAPS

### Zoning



### Aerial



## AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf</a> 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: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67L">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67L</a> ASCBU
2	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
3	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.
4	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. 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.
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.
6	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes in effect at the time of building permit and plan submittal.
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 current edition of the FBC in effect at the time of building permit and plan submittal, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structures shall be required.
8	Building Division	Occupancy change requires compliance with the current edition of the FBC in effect at the time of building permit plan and submittal. Florida Accessibility Code for Building Construction.
9	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
10	Comprehensive Planning	The Future Land Use (FLU) is Mixed Use (MXD), but because the subject property is fewer than 6 acres, the property can remain as a single use property. Allowable nonresidential uses may include

		commercial and office. Please see SCCP FLU-143-146 for more information on MXD future land use.
11	Environmental Services	This development is not within Seminole County's potable water service area. Please coordinate with the City of Longwood to service this development.
12	Environmental Services	This development is within Seminole County's sanitary sewer service area, but we do not have any sanitary sewer lines nearby. If this development is interested in connecting to central sanitary sewer, then please coordinate with the City of Longwood to see if they have any nearby sanitary sewer lines capable of servicing this development. If the City of Longwood were to service sanitary sewer to this development, we could provide them a letter stating that we have no objection to them doing so. Please coordinate with the City of Longwood to help determine how best to service this development.
13	Environmental Services	This development is within Seminole County's sanitary sewer service area but since we do not have sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service this development (if a sanitary sewer connection with the City of Longwood cannot be made). Per House Bill 1379, this development may need an enhanced nutrient-reducing (ENR) capable OSTDS since it may count as new construction (Florida Department of Health definitions of new construction include "any increase in commercial sewage flow"), on a lot one acre or less, and located in a Florida basin management action plan (BMAP) area. Please contact the Florida Department of Health to determine if the current OSTDS is sufficient to service this development or if it would need to be upgraded to an ENR-OSTDS. To apply for a new OSTDS permit or apply for a modification to an existing OSTDS permit, follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location.
14	Environmental Services	This development is not within any reclaim water service areas. Irrigation would be provided by this development's potable water system.
	Impact Analysis Coordination	A traffic impact analysis (TIA) may be required if the net new trip generation from the proposed project generates 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for review and approval prior to submittal of the TIA itself.
15	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

		<p>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:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>
16	Planning and Development	<p>SETBACKS: The setbacks for the C-2 zoning district are: 25' Front Yard, 10' Rear yard, 0' Side Yard, 25' Side Street.</p>
17	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at:  <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a></p>
18	Planning and Development	<p>The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per FLU Element, Urban Centers and Corridors Overlay - Exhibit) The use of an urban centers and corridors overlay incentivizes a mixed development pattern consistent with the Central Florida Regional Growth Vision, where appropriate services can be provided, guided by performance criteria that will ensure compatibility with adjacent uses, and support a multimodal transportation network.</p>
19	Planning and Development	<p>The subject property is within an Economic Development Target Area (US 17-92): Objective FLU 19 (FLU Element Exhibit-5); Please review Policy FLU 10.7 - Workforce Housing</p>
20	Planning and Development	<p>The subject property is adjacent to a Longwood and has Longwood Utilities. Seminole County will provide an intergovernmental notice to the adjacent city. Please contact the City of Longwood for Pre-annexation.</p>
21	Planning and Development	<p>Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for general business are: 1 parking space for every 200 square feet of gross floor area.</p>
22	Planning and Development	<p>Buffer regulations can be found here:  <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a></p>
23	Planning and Development	<p>Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)</p>
24	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)</p>
25	Public Safety - Fire Marshal	<p>Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be</p>

		required for fire protection.
26	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
27	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 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 Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.
28	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1
29	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 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 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.
30	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.
31	Public Works - Engineering	Site plan will be required that will address ingress and egress for site that will need to be adequately designed for a commercial property.
34	Public Works - Engineering	Addition of impervious area or significant changes the drainage characteristics of the site will require that stormwater management for water quality and quantity to be addressed for the site.

35	Public Works -	The proposed project is located within the Gee Creek drainage
36	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
38	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )

### 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	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 Email: <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Building Division	Review Complete	Tony Coleman 407-665-7581 Email: <a href="mailto:acoleman@seminolecountyfl.gov">acoleman@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398 Email: <a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2024 Email: <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Impact Analysis Coordination	Review Complete	William Wharton 407-665-5730 Email: <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Natural Resources	No Review Required	Sarah Harttung 407-665-7308 Email: <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>

Planning and Development	Review Complete	Tyler Reed 407-665-7398 Email: treed@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jose Gomez 407-665-7383 Email: jgomez@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](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>