

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771**Comment Document – Initial Submittal**

PROJECT NAME:	GREEN DENTAL OFFICE - SSFLUA & REZONE	PROJ #: 26-20500008
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	7/15/26	
RELATED NAMES:	Z2026-16; 07.26SS.01	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	03-21-29-300-001F-0000+	
PROJECT DESCRIPTION	PROPOSED SSFLUA AND REZONE FOR A DENTAL OFFICE	
NO OF ACRES	2.8	
BCC DISTRICT	3: CONSTANTINE	
LOCATION	ON THE NORTH SIDE OF W SR 434, SOUTHEAST OF MARKHAM WOODS RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
WILLIAM GREEN GREEN PROPERTIES 434 LLC 6700 S SYLVAN LAKE DR SANFORD FL 32771 (407) 595-1566 [REDACTED]	TOM FABER FABER ENGINEERING INC 3165 MCCRORY PL ORLANDO FL 32803 (407) 595-1566 [REDACTED]	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Based on the building height of thirty-five (35) feet and unlimited hours of operation, the land use intensity is VII. SR 434 is an urban principal arterial road.	Info Only
2.	Buffers and CPTED	Please state on the MDP that the the northern buffer be planted with canopy trees, sub-canopy trees and shrubs that will reach 100% opacity within one year of planting, and that the existing canopy trees on the northern buffer be retained based on the previous PD amendment for this site.	Unresolved
3.	Buffers and CPTED	The required buffer against SR 434 has an opacity of 0.4, width of fifteen (15) feet, and 2.5 plant unit groups per 100 linear feet. Please give written response of additional benefit provided in order to allow for the exchange of a reduced buffer, or increase the buffer to the minimum required per code.	Unresolved
4.	Buffers and CPTED	Please provide opacity level of provided buffers on the MDP.	Unresolved
5.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
6.	Building Division	- Complete site, including access form public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
7.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
8.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
9.	Building Division	- The number of accessible parking spaces must be in accordance with the Florida Accessibility Code.	Info Only
10.	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only

11.	Environmental Services	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .	Info Only
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it.	Info Only
13.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
14.	Natural Resources	The proposed development is partially or wholly contained within the Aquifer Recharge Overlay Zoning Classification. The site will have to meet the specific requirements of this section of the Code. Specifically, the maximum impervious of the site. Please see SCLDC 30.10.1 for regulations pertaining to this overlay. To demonstrate that the site is not within the Aquifer Recharge Zone, a geotechnical report will need to be provided to the County at site plan/final engineering review.	Info Only
15.	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

16.	Natural Resources	Please provide a tree removal table showing the individual DBH and common names of a tree, as well as the sum of DBH of trees being removed. Trees less than six (6) inches DBH and palm trees are exempt. All tree species listed as Category I or Category II invasive exotics in the Florida Exotic Pest Plant Council's List of Invasive Species shall be exempt. Dead or declining trees, as determined by a certified arborist, are exempt.	Unresolved
17.	Natural Resources	As mitigation for trees to be removed for the proposed work, the County may request that all tree species listed as Category I or Category II invasive exotics in the Florida Exotic Pest Plant Council's List of Invasive Species to be removed from the proposed conservation easement.	Info Only
18.	Natural Resources	It appears that trees will be removed for the proposed work, as such, an arbor permit is required. 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. Indicate (by color or with an X) which trees will be removed and which trees are to be preserved (by color or with a circle).	Unresolved
19.	Natural Resources	The proposed development is partially or wholly contained within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
20.	Planning and Development	Per SCLDC update as of Ordinance 2026-12, Sec. 30.14.2.3 (b) Lakes, wetlands, retention areas, and buffers combined may account for a maximum of fifty (50) percent of the required Open Space; except that for non-residential developments of one (1) net buildable acre or less. Please revise the open space calculation to show that buffers, retention, and wetlands combined can only count for fifty (50) percent of open space.	Unresolved
21.	Planning and Development	Per SCLDC Sec. 30.14.2.3 (d) Stormwater retention ponds may be counted toward the minimum required open space, subject to the limitation in paragraph (B) and the following criteria: (1) The pond shall be accessible to all residents, employees and/or visitors. (2) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. a. The pond shall have a curvilinear shape simulating a natural water body. b. The pond shall have no steeper than a 4:1 slope with no fencing. c. The pond shall be sodded or dressed with equivalent ground cover. d. Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an	Info Only

		improved aesthetic effect. e. The pond and/or adjacent area shall include a minimum of two of the following features when adjacent to a wet pond: 1. Fountain 2. Stabilized walking path 3. Exercise equipment 4. Benches for seating 5. Tot lot or mini-park 6. Nature interpretation stations 7. Pavilion or other shaded structures 8. Other features in addition to, or substituting for, the aforementioned may be approved by the Development Services Director if consistent with the intent of this Part. f. A littoral zone with plantings is required for wet ponds. 1. Littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Multiple planting depth zones are required. 2. Landscape plans shall be reviewed and approved by the Natural Resource Officer or designee. (3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.	
22.	Planning and Development	Please state hours of operation on the MDP.	Unresolved
23.	Planning and Development	Please state all uses requested as permitted in Tract 19 on the MDP.	Unresolved
24.	Planning and Development	Please make the following notes on the Master Development Plan: "Dumpster enclosure will meet Seminole County Land Development Code SCLDC Sec. 30.14.15. Screening. Dumpster enclosure will require a separate permit" "Outdoor lighting will comply with Seminole County Land Development Code Section 30.15- Outdoor Lighting Requirements." "All project signage shall comply with the Seminole County Land Development Code. " "Any outside storage of parts, supplies or materials shall be prohibited" "Parking Lot Landscaping will meet the requirements of SCLDC Section 30.30.11.5" "Buffer Composition will be determined at the time of site plan application." "Landscape buffers will meet the requirements of SCLDC section 30.14.- Landscaping, Screening, Buffering, and Open Space, unless otherwise stated in the Development Order." "Stormwater pond will adhere to all provisions of SCLDC Sec. 30.14.2.3."	Unresolved

25.	Planning and Development	Please provide the property legal description in a separate word document. This may be emailed to kapgar@seminolecountyfl.gov	Unresolved
26.	Planning and Development	Please provide bicycle parking in accordance with SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. Please notate how many spaces are being provided in the Site Data and mark the location on the MDP.	Unresolved
27.	Planning and Development	Please provide a vicinity map to scale with a radius of 500 feet on the MDP (or cover sheet).	Unresolved
28.	Planning and Development	A community meeting in accordance with SCLDC Sec. 30.3.5. - Community meeting procedure is required. Staff recommends sending the flyer out prior to mailing in order to check that it is meeting code requirements. The list of neighboring properties can be obtained from the Property Appraiser's office. Please see the following link for more information- https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
29.	Planning and Development	Please show the distance from the building to the Little Wekiva River. You may show this on a separate exhibit if needed.	Unresolved
30.	Planning and Development	In reference to the PD Benefit Criteria, it may be worth considering a cross access easement to allow accessibility from The Springs residential development to this dental office. This could lend itself to increased pedestrian and bicycle accessibility, thus helping to meet the multi-modal benefit. Please coordinate with The Springs to provide support/consent of bicycle and/or pedestrian connection. This connection is <u>not required</u> and is only provided as a suggestion.	Info Only
31.	Planning and Development	It will be required to combine the parcels in order to have the stormwater pond on the adjacent property. These parcels are not parcels as off the 1971 tax roll, thus, this will require the properties to be platted. Based on the 2000 tax roll data, these properties may qualify for the Minor Plat process (the PSP stage is not required). Please make a note on the MDP that these parcels will be combined through an approved County process.	Unresolved
32.	Planning and Development	It will be required to dedicate the conservation easement during time of Final Development Plan/Engineered Site Plan.	Info Only
33.	Planning and Development	Please make a note on the MDP that this property is located in the Wekiva Study Area and has an impervious surface ratio maximum of sixty-five (65) percent in compliance with Seminole County FLU Policy 2.3.12 (B).	Unresolved

34.	Planning and Development	Per SCLDC Sec. 2.3. Definitions, Open space ratio: The percentage of the net buildable area of a parcel that is required to remain in open space. Please use net buildable acreage for open space requirement.	Unresolved
35.	Planning and Development	The PD criteria have changed, effective as of August 1st, 2026. CPTED is no longer a permitted benefit. Additionally, the multi-modal benefit must be more than what the LDC currently requires. The sidewalk and bicycle parking are already requirements of code and the PD has to address minimization impact to transportation as a requirement regardless under Sec. 30.8.5.3 (c). The implementation of this benefit must be significantly over requirements in order to qualify as a benefit. The community benefit provision as stated is not referencing any greater benefit than what was previously established in the prior PD amendment allowing the limited CN uses, nor are office/light retail uses an amenity/service that is not already provided in the surrounding area (if otherwise, please explain and provide data). PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. It is required to show that this cannot be achieved under a conventional zoning with two (2) or more benefits listed per the SCLDC. Please ensure you are providing features that can be supported in terms of measurable net community benefit that would not otherwise be provided if this development was not pursuing a PD. Please re-write the narrative to be consistent with the updated Greater Benefit and Innovation criteria as per Ordinance 2026-12, Sec. 30.8.5.3 (b). and staff feedback contained herein.	Unresolved
36.	Public Safety - Fire Marshal	Additional comments may be generated based on actual site submittal.	Info Only
37.	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
38.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

39.	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 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"	Info Only
40.	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
41.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
42.	Public Works - Engineering	Engineering has no specific issues with the roadway and drainage for this rezone.	Info Only
43.	Public Works - Engineering	A detailed drainage analysis will be required at site plan/final engineering review.	Info Only
44.	Public Works - Engineering	A geotechnical report will be required at site plan review with borings in the retention area and borings to determine the extent of any karst features on the site.	Info Only
45.	Public Works - Engineering	Conservation easement will be required over all flood plains, wetlands, and karst areas on the site.	Info Only

46.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this project based on the new net external trip generation anticipated for the site which will not generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition.	Info Only
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DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	No Review Required
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334	Review Complete Recommend Approval
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	No Review Required

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
8/13/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Kaitlyn Apgar, Christina Seckinger

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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