

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	SPAY N SAVE ALTAMONTE - PRE-APPLICATION	PROJ #: 25-80000099
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/08/25	
RELATED NAMES:	EP JOANNE MONTCHAL	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	07-21-30-509-0B00-0060	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO BUILD A 6,000 SQUARE FOOT ANIMAL CLINIC AND WELLNESS CENTER ON 1.56 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE EAST SIDE OF RONALD REAGAN BOULEVARD, NORTH OF MERRIT STREET	
NO OF ACRES	1.56	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	C-2	
LOCATION	EAST OF RONALD REAGAN BOULEVARD, NORTH OF MERRIT STREET	
FUTURE LAND USE-	COM	
SEWER UTILITY	CITY OF ALTAMONTE SPRINGS	
APPLICANT:	CONSULTANT:	
ANDY AYOOB SPAY N SAVE 988 N RONALD REAGAN BLVD LONGWOOD FL 32750 (407) 314-4094 ANDYA@SPAYNSAVE.ORG	JOANNE MONTCHAL SPAY N SAVE 988 N RONALD REAGAN BLVD LONGWOOD FL 32750 (407) 982-9688 JOANNES@SPAYNSAVE.ORG	

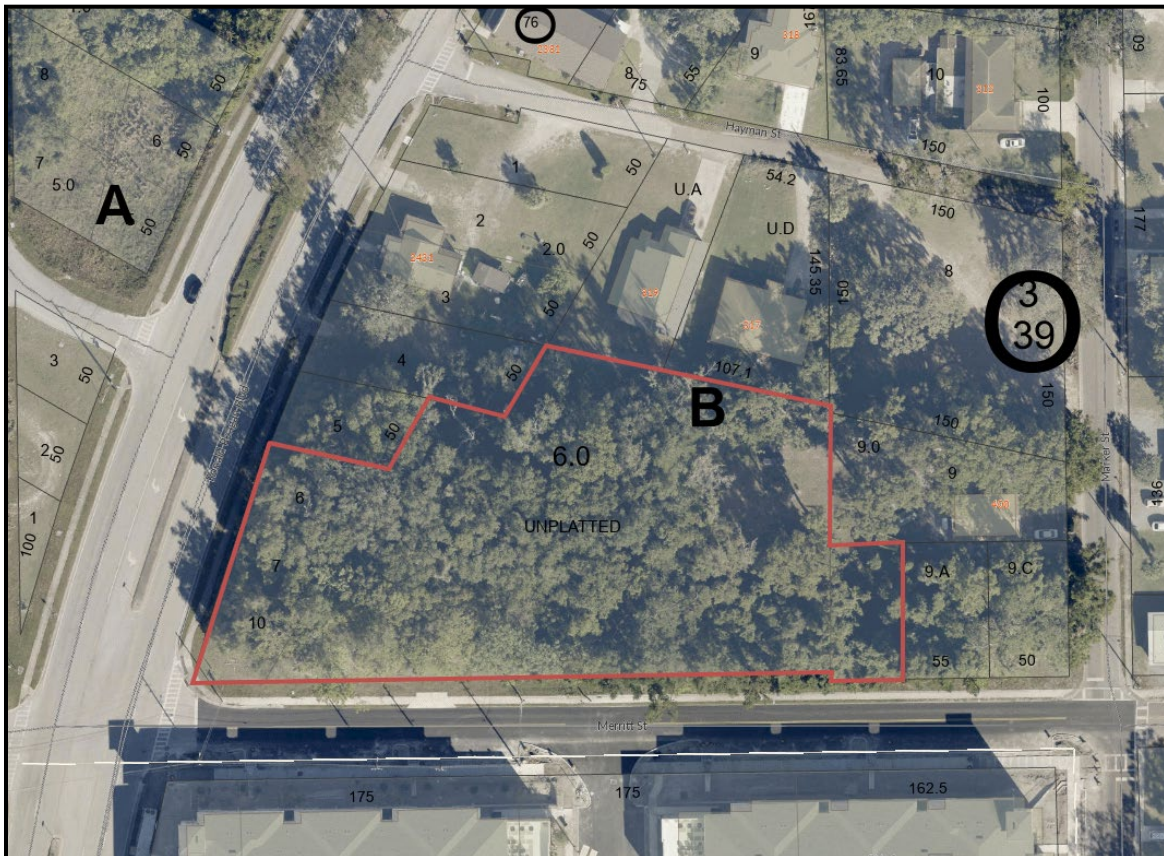
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 both Commercial and Medium Density Residential Future Land Use designations and C-2 (General Commercial) and R-2 (One- to Two-Family Dwelling) Zonings.
- The proposed use of a Veterinary Clinic is permitted in the C-2 zoning, provided there is no overnight boarding except for animals being treated on the premises.

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/code/s/land_development_code?nodeId=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	The residential zoning to the north will trigger a parking buffer requirement under SCLDC Sec. 30.14.8. This is additional to the standard buffer requirement for the General Commercial use.	Info Only
5.	Buffers and CPTED	Buffers can overlap into a retention area.	Info Only
6.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
7.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
8.	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
9.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
10.	Buffers and CPTED	To assist you in calculating the required opacity of your buffers adjacent to roads, below are the road classifications: <ul style="list-style-type: none"> Ronald Reagan Blvd along the western portion of the site, is an Urban Minor Arterial Road Merritt St along the southern portion of the site, is classified a Local Road. 	Info Only

11.	Building Division Review Coordinator	Standard building permitting will apply - Each structure, including but not limited to the fence, main building, dumpster enclosure or any other separate structure will require a separate permit.	Info Only
12.	Building Division Review Coordinator	Site must be fully compliant with all applicable sections of the Florida Accessibility Code including, but not limited to public access, parking, accessible paths, accessible entry/egress into and out of the site and building.	Info Only
13.	Comprehensive Planning	The subject property is adjacent to the City of Altamonte Springs. Seminole County will provide an intergovernmental notice to the adjacent city.	Info Only
14.	Comprehensive Planning	Site has Future Land Use of COM (Commercial), please note Comprehensive Plan Policy FLU 5.3.3 Commercial. The maximum intensity permitted in this designation is 0.35 floor area ratio.	Info Only
15.	Comprehensive Planning	Per Policy FLU 5.3.3 Commercial: Uses - Retail sales, restaurants and commercial services;	Info Only
16.	Comprehensive Planning	Per Policy FLU 5.3.3 Commercial: Special Provisions - To maintain roadway capacity and to facilitate the movement of through traffic on major roadways, development of commercial uses in a strip fashion is discouraged except in those infill areas where commercial development has already occurred. - Commercial developments adjacent to existing residential neighborhoods should be developed as Planned Developments with a flexible site design to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and existing residential neighborhoods and maximize visual compatibility with surrounding neighborhoods. - A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility. Please consider a Planned Development (PD) if the intent is to have commercial development adjacent to the existing residential neighborhood.	Info Only
17.	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	Info Only
18.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it.	Info Only
19.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be	Info Only

		needed to service it instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , 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. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
20.	Environmental Services	If the City of Altamonte Springs is able to provide sanitary sewer service to this development, we could provide a letter stating that we have no objection to them doing so. Please coordinate with the City of Altamonte Springs to determine how best to service this development.	Info Only
21.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
22.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
23.	Natural Resources	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. SCLDC 60.10(b)(1)	Info Only
24.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
25.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
26.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
27.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
28.	Natural Resources	All plants listed on the Florida Exotic Pest Plant Council list, categories I and II are not permitted to be used as replacement stock within the unincorporated areas of the	Info Only

		county due to their exotic invasive nature or otherwise undesirable characteristics. SCLDC 60.9(b)	
29.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
30.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
31.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
32.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
33.	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
34.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
35.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
36.	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
37.	Natural Resources	There are no wetlands indicated on this parcel according to our Seminole County Maps. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only

38.	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)	Info Only
39.	Planning and Development	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 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
40.	Planning and Development	The minimum required building setbacks for the C-2 (General Commercial) zoning district are: Twenty-five (25) foot Front Yard, Ten (10) foot Rear yard, Zero (0) foot Side Yard, Zero (0) foot Side Street.	Info Only
41.	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
42.	Planning and Development	The eastern portion of the site is currently zoned R-2 (One-to Two-Family Dwelling) with a Future Land Use designation of Medium Density Residential. Although the conceptual plan shows parking and a dumpster in this area, such uses and structures will not be permitted during site plan review.	Info Only
43.	Planning and Development	<p>Parking and landscaping requirements can be found in SCLDC Part 11 Chapter 30. Parking requirements for the subject use are: Four (4) parking spaces for every 1,000 square feet for the first 3,000 square feet, and three (3) parking spaces for every 1,000 square feet thereafter.</p> <p>Parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2, Dimensional requirements of off-street parking spaces.</p> <p>(a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.</p> <p>(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two</p>	Info Only

		(162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	
44.	Planning and Development	<p>The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.</p> <p>F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p> <p>Net Buildable Acres is defined as: Within the area described as the “Urban Core” as defined as the lands bounded by I-4 on the west and within a ¼ mile boundary of US 17/92 on the east and all the land within a ¼ mile of SR 436, any parcel that is crossed by this boundary is considered wholly within the “Urban Core” - the total number of acres within the boundary of a development excluding natural lakes and wetlands or floodprone areas.</p>	Info Only
45.	Planning and Development	The minimum open space requirement is twenty-five (25) percent. Please refer to Sec. 30.14.2 for the open space requirements.	
46.	Planning and Development	<p>Dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15. - Screening https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC</p>	Info Only
47.	Planning and Development	<p>Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15.1. – Exterior Lighting Requirements. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</p>	Info Only
48.	Planning and Development	During the site plan review, the Applicant must submit an irrigation plan demonstrating compliance with Sec. 30.14.18.	
49.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per FLU Element, Urban Centers and Corridors Overlay - Exhibit)	Info Only
50.	Planning and Development	<p>Policy FLU 5.17 Urban Centers and Corridors Overlay</p> <p>A. Purpose. The purpose of the Overlay is to encourage phased development, infill development, and/or redevelopment of these areas into a more compact, walkable land development pattern that allows for a balance of jobs to housing and the use of multiple modes of transportation. The Overlay is</p>	Info Only

		<p>a land use strategy that enables the County to implement its multimodal mobility strategy for the urban area, and is also a method of incentivizing the provision of affordable housing by the private sector. The performance framework in this Policy will determine how redevelopment may occur.</p> <p>B. <u>Development Options.</u> Development in the Overlay may occur only in accordance with one of the following options:</p> <p><u>Option 1:</u> Compliance with the underlying future land use designation and the Comprehensive Plan provisions that apply to that designation (such as maximum residential dwelling units, allowable and permitted uses).</p> <p><u>Option 2:</u> Commercial, educational, governmental, institutional, light industrial, office, recreational, and residential uses arranged in a compact land use pattern that supports interconnected uses, allows for a range of transportation modes, and potentially include green building techniques. Such compact land use patterns may also include buffers in the form of natural areas containing trees.</p> <p>C. <u>Urban Centers and Corridors Performance Framework</u></p> <p>Proposed developments requesting approval under Option 2 shall be subject to an assessment by Seminole County to evaluate consistency with the following criteria. Consistency with the criteria enable a development to achieve desired density and intensity increases that support the multimodal mobility strategy of the County.</p> <ol style="list-style-type: none"> 1. Jobs in Mixed Development. Proposal creates a complementary mix of uses (commercial, educational, light industrial, office, and residential) that allows for a sound jobs to housing balance, encourages multiple modes of transportation and reduces the need for automobile travel. In order for a proposal to be found consistent with and supportive of this criterion, more than one use must be proposed, and the uses must be linked by more than one mode of travel. With respect to the jobs to housing balance, as defined within the “Plan Amendment Standards of Review” portion of the Future Land Use Element, this criterion is measured as a ratio between total County employment divided by total allowable housing units, including those units that may be proposed by the individual development. The intent of the County is to maintain a minimum standard of 1.0 jobs per housing unit. 	
--	--	--	--

		<ol style="list-style-type: none"> 2. Distance from transit. Proposal is located within walking distance or ¼ mile of existing or proposed public transit service and/or rail station. 3. Walkability. Proposed shaded and lighted sidewalks or walkways on both sides of internal streets that link the use or uses to the major transit corridor (and to each other, where more than one use is included in the proposal); extent to which pedestrian and bicycle links to adjacent developed areas are provided, where possible; use of “complete streets” as part of development proposal. 4. Redevelopment. Proposal redevelops an existing site that is not developed in a manner that supports multimodal mobility, or a site that is in a declining or blighted state. 5. Infill Development. Proposal develops an infill area. 6. Existing or proposed urban services. Proximity of proposal to existing development and existing or proposed urban services. 7. Single Nonresidential Use and Jobs. If a single nonresidential use is proposed, the use shall generate a range of jobs, including higher wage jobs, and shall encourage multiple modes of transportation. 8. Green Building. The proposal makes use of green building techniques. 9. CPTED. Proposal discourages crime through use of Crime Prevention Through Environmental Design (CPTED) principles. 10. Affordable and Workforce Housing. The proposal includes more than 14 dwelling units and creates a range of housing options, including a minimum of 15% affordable and workforce housing, allowing for a mixed income area. 11. Preservation of Natural Areas. The proposal preserves existing natural areas, especially those containing trees, or creates wooded areas. 12. Provision of Public Facilities. The proposed development includes a needed public facility, such as a regional drainage facility, public parking garage with leasable space for pedestrian-oriented uses, police substation, transit shelters available to the public, rail station facilities, public recreational area, or public school. 	
51.	Planning and Development	The subject site is located within the City of Altamonte Springs Utility service area; please contact the City at 407-571-8000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
52.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
53.	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

54.	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
55.	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 2 1/2 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
56.	Public Works - Engineering	The proposed project is located within the little Wekiva / Cranes Roost drainage basin.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
58.	Public Works - Engineering	The site currently discharges across several private properties and a portion of the site directly to Ronald Reagan Boulevard. The site is in a landlocked basin. If a portion of the site was taken into the County drainage system, it may be able to discharge a pre-development rate and volume to the roadway drainage system based on the permitted drainage design. If the site was not taken into the County drainage system it will have to hold the entire 100-year, 24-hour storm event onsite.	Info Only
59.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope northwest.	Info Only
60.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Ronald Reagan Boulevard which outfalls to a landlocked basin.	Info Only
61.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
62.	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

63.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
64.	Public Works - Engineering	Driveway location needs to align with the driveway across the street. The existing curb cut is too close the Ronald Reagan Boulevard.	Info Only
65.	Public Works - Engineering	Dedication of additional right-of-way may 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.	Info Only
66.	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 or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
67.	Public Works - Impact Analysis Arturo Perez 9/8/25 4:13 PM	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division Review Coordinator	Phil Kersey (407) 665-7460 pkersey@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
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu