

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

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| <b>PROJECT NAME:</b>                                                                                                                                            | <b>MC GONIGAL BUSINESS INC - PRE-APPLICATION</b>                                                                                                       | <b>PROJ #: 26-8000086</b> |
| APPLICATION FOR:                                                                                                                                                | DR - PRE-APPLICATION DRC                                                                                                                               |                           |
| APPLICATION DATE:                                                                                                                                               | 7/15/26                                                                                                                                                |                           |
| RELATED NAMES:                                                                                                                                                  | EP BRUCE MC GONIGAL                                                                                                                                    |                           |
| PROJECT MANAGER:                                                                                                                                                | DAVID GERMAN (407) 665-7386                                                                                                                            |                           |
| PARCEL ID NO.:                                                                                                                                                  | 04-20-31-300-049A-0000                                                                                                                                 |                           |
| PROJECT DESCRIPTION                                                                                                                                             | PROPOSED REZONE FROM A-1 TO COMMERCIAL TO STORE EQUIPMENT AND SUPPLES ON 2.23 ACRES LOCATED ON THE NORTH SIDE OF MOORES STATION RD, WEST OF CAMERON RD |                           |
| NO OF ACRES                                                                                                                                                     | 2.23                                                                                                                                                   |                           |
| BCC DISTRICT                                                                                                                                                    | 5: HERR                                                                                                                                                |                           |
| CURRENT ZONING                                                                                                                                                  | A-1                                                                                                                                                    |                           |
| LOCATION                                                                                                                                                        | ON THE NORTH SDIE OF MOORES STATION RD, WEST OF CAMERON AVE                                                                                            |                           |
| FUTURE LAND USE-                                                                                                                                                | HIPAP                                                                                                                                                  |                           |
| <b>APPLICANT:</b>                                                                                                                                               | <b>CONSULTANT:</b>                                                                                                                                     |                           |
| BRUCE MC GONIGAL<br>1580 COCHREN RD<br>GENEVA FL 32732<br>(407) 209-5183<br> | N/A                                                                                                                                                    |                           |

**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.

## PROJECT MANAGER COMMENTS

- All non-agricultural activities and structures must be removed immediately.
- Site has an A-1 (Agricultural) Zoning and HIP-AP (High Intensity Planned Development – Airport) Future Land Use.
- Rezone to PD (Planned Development) is required for the site based on the Future Land Use. The existing uses do not appear to be consistent with the HIP-AP Future Land Use and Land Development Code.
- Applicant must reach out to the City of Sanford to discuss development options, potential annexation, and utilities access for the site (407-688-5140).

## PROJECT AREA ZONING AND AERIAL MAPS

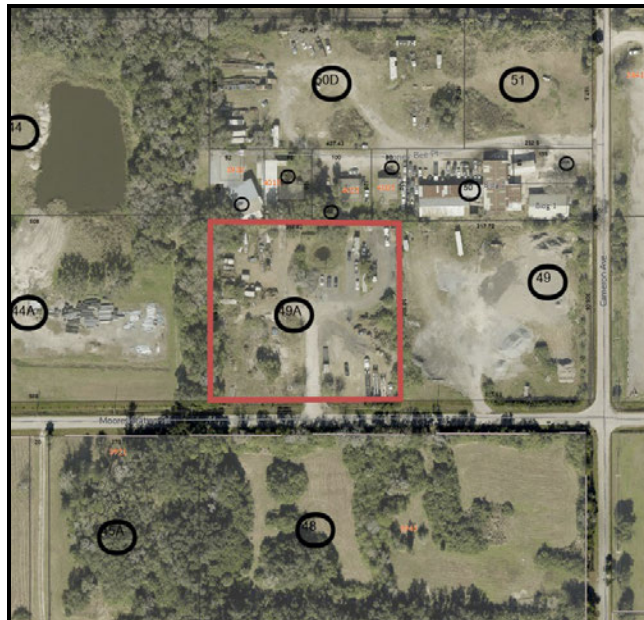
Zoning: A-1



Future Land Use: HIP-AP



Aerial



## AGENCY/DEPARTMENT COMMENTS

|    | REVIEWED BY       | TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | STATUS    |
|----|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. | Buffers and CPTED | Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.                                                                                                                                                                                                                                                                                                                             | Info Only |
| 2. | Buffers and CPTED | Please note, all referenced code sections are subject to updates are of Ordinance 2026-12. Please advise, there are some updates to the buffer calculations and composition that are to be effective as of August 1st. The methods for calculating buffers remain virtually the same, with some exceptions as per the updated code. Updated are not codified yet as of the date of this comment, but are available at the following link:<br><a href="https://seminolecountyfl.legistar.com/View.ashx?M=F&amp;ID=15674243&amp;GUID=D31D3BCD-22D6-4645-9618-189634B7CDAD">https://seminolecountyfl.legistar.com/View.ashx?M=F&amp;ID=15674243&amp;GUID=D31D3BCD-22D6-4645-9618-189634B7CDAD</a>            | Info Only |
| 3. | Buffers and CPTED | A full buffer review will be done at time of PD rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.                                                                                                                                                                                                                                                                                                                                                   | Info Only |
| 4. | Buffers and CPTED | The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6,<br><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOP_SP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOP_SP_S30.14.6DELAUSCLIN</a> The applicable | Info Only |

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|    |                   | <p>LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a> The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link:</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</a> . There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</a> .</p> |           |
| 5. | Buffers and CPTED | <p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Info Only |
| 6. | Building Division | <ul style="list-style-type: none"> <li>- Standard building permit will apply</li> <li>- Each separate building and structure requires a separate permit.</li> </ul> <p>Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Info Only |
| 7. | Building Division | <ul style="list-style-type: none"> <li>- There appear to be structures across parcel boundaries. If any construction work is proposed, the applicant will need to provide a recent survey of each parcel showing the parcel boundaries.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |

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| 8.  | Building Division      | - All site alterations and upgrades must comply with the Florida Accessibility Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Info Only |
| 9.  | Building Division      | - Type of use and size of building may require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Info Only |
| 10. | Comprehensive Planning | <p>Applicant must contact the City of Sanford and the Sanford Airport Authority to discuss any potential development. <b>The City of Sanford stated the following via intergovernmental email correspondence:</b></p> <p><b>"Any future development of this site will likely connect to City Utilities. If there is a legitimate development proposal moving forward, we will want them to schedule a Pre-application with City Staff. We will not annex the property while under Code Enforcement action."</b></p> <p>Contact the City of Sanford Planning and Zoning at <b>407.688.5140</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 11. | Comprehensive Planning | <p>Site is located in the East Lake Mary Blvd Small Study Area. Per the Action Plan, areas have been divided for planned growth initiatives.</p> <p>Proposed site is located in the "East Airport Commerce Park" section of the study area whereas, "This district is located between the two Orlando Sanford International Airport east/west runways and E. Lake Mary Boulevard and is the primary location for Airport expansion."</p> <p>The study recommends "Higher Intensity Planned Development Airport (HIPAP); Industrial (IND)" Future Land Use. The section recommends the following Preferred Land Uses:</p> <ul style="list-style-type: none"> <li>- Airport operations</li> <li>- Business park/commerce park</li> <li>- Industrial park (light industrial)</li> <li>- Warehousing</li> <li>- Office</li> <li>- Specialty commercial (airport supportive)</li> <li>- Mixed-use (office over commercial)</li> <li>- Open space/park</li> </ul> <p>This district supports large-scale employment</p> | Info Only |

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|     |                        | <p>centers where business development and associated high quality jobs will occur. It is shown on the Airport Master Plan as the largest and most intense development area.</p> <p><b>Based on this, the parcel on the site should be one single use in the list above and HIPAP Future Land Use. The proposed use must also be consistent with the underlying zoning.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |
| 12. | Comprehensive Planning | <p>Site is located in Sanford Joint Planning Agreement (JPA) Sub-area 4.</p> <p><b>Based on this, airport compatible uses such as Industrial parks, corporate business parks, office complexes, attendant retail, service and hotel uses, and agricultural uses may be compatible with this area if they are airport supportive.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Info Only |
| 13. | Comprehensive Planning | <p>Site has a Future Land Use of HIPAP (High Intensity Planned Development Airport). Future Land Use of HIPAP (Airport), Per Policy FLU 4.5.2</p> <p>Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards:</p> <p>The HIP-Airport area is designed to provide for higher intensity airport-supportive employment uses and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport. HIPAP FLU requires rezone to PD.</p> <ul style="list-style-type: none"> <li>- Performance guidelines shall be used to the maximum extent possible to ensure compatibility between existing communities and airport related uses.</li> <li>- Due to noise and aircraft overflights, residential uses are deemed incompatible with airport operations.</li> </ul> | Info Only |

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| 14. | Comprehensive Planning | <p>Site is located near the 60 DNL Airport Noise contour.</p> <p>Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards:</p> <ul style="list-style-type: none"> <li>- No new residential uses shall be authorized or approved within unincorporated areas covered by a noise contour of 65 DNL and greater.</li> <li>- The County recommends that the Sanford Airport Authority purchase lands where noise contours measure 65 and greater Day-Night Noise Level (DNL) consistent with Policy TRA 2.2.13</li> </ul> <p>Purchase of Noise Impacted Land. Please note development phasing and environmentally sensitive lands requirements in this FLU policy section as needed.</p> | Info Only |
| 15. | Environmental Services | This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 16. | Natural Resources      | A survey of those species designated by the United States Department of the Interior Fish and Wildlife Service or the Florida Game and Freshwater Fish Commission as an endangered species, a threatened species, or a species of special concern, shall be submitted with all final development order and development permit applications. SCLDC 45.1(a).                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 17. | 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 |

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| 18. | Natural Resources        | Are there any areas any trees are being removed as a result of development? 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 |
| 19. | Planning and Development | 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>                                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |
| 20. | Planning and Development | Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding. | Info Only |
| 21. | Planning and Development | A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |

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| 22. | Planning and Development | <b>The subject property is adjacent to the City of Sanford municipal boundary.</b><br>Seminole County will provide an intergovernmental notice to the adjacent city.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Info Only |
| 23. | Planning and Development | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Community Meeting Procedures Section 30.49. - Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. - Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). | Info Only |
| 24. | Planning and Development | <b>Based on the proposed site within HIPAP zoning, a rezone to PD will be required.</b><br><br>Any proposed development must be within the HIPAP listed uses. <b>Below are the steps for a rezone to PD. Steps for Rezone:</b><br><br>Approval for a PD (Planned Development) is obtained through a two-step process.<br>- <b>The first step</b> is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order.<br>- <b>The second step</b> consists of Final Development Plan (may include engineering                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Info Only |

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|     |                          | <p>for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement.</p> <p>Information on PD Rezoning can be found at:<br/> <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</a></p>                                                                                                                                                                                                                                                                                                       |           |
| 25. | Planning and Development | <p>An application to rezone to PD is required to include a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative)</p>                                                                                                                                                                                                                        | Info Only |
| 26. | Planning and Development | <p>If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |
| 27. | Planning and Development | <p>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 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:<br/> <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning &amp;</p> | Info Only |

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|     |                          | Development:<br><a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           |
| 28. | Planning and Development | SETBACKS: The setbacks for the A-1 zoning district are: 50ft Front Yard, 30ft Rear yard, 10ft Side Yard, 50ft Side Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Info Only |
| 29. | Planning and Development | <p><b>The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Rezone to PD with use consistent with the HIPAP Airport area Future Land Use</b> and all applicable overlays to include the Sanford Joint Planning Area agreement and the East Lake Mary Blvd Study Area.</p> <p>Effective August 1, 2026: Sec. 30.8.5. PD Planned Development<br/> (b) For properties seeking Planned Development approval in the Higher Intensity Planned Development - Airport Future Land Use Designation, the <b>following uses shall be considered airport-supportive and permitted:</b></p> <ul style="list-style-type: none"> <li>(1) Commercial kennels</li> <li>(2) Fire stations</li> <li>(3) Hotels &amp; motels (excluding Bed &amp; breakfast)</li> <li>(4) Hospitals</li> <li>(5) Rental car facilities</li> <li>(6) Light commercial</li> <li>(7) Industrial trade schools</li> <li>(8) Flight schools</li> <li>(9) Light Industrial (See Sec. 30.5.3.)</li> <li>(10) Manufacturing, Light (See Sec. 30.5.3.)</li> <li>(11) Office uses (See Sec. 30.5.3.)</li> <li>(12) Restaurants (standard and drive-through)</li> <li>(13) Multifamily units such as condominiums, apartments, townhouses and</li> </ul> | Info Only |

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| 30. | Public Safety -<br>Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 31. | Public Safety -<br>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 |
| 32. | Public Safety -<br>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 |
| 33. | Public Safety -<br>Fire Marshal | <p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> <li>1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</li> <li>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.</li> <li>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).</li> <li>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).</li> <li>5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</li> <li>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</li> </ol> | Info Only |

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|     |                            | <p>mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7.</p> <p>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>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</p> |           |
| 34. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 35. | 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 |
| 36. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering.                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| 37. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope east.                                                                                                                                                                                                                                                                                                                                             | Info Only |
| 38. | Public Works - Engineering | Fence on south side of property appears to be constructed within the County's right-of-way.                                                                                                                                                                                                                                                                                                                            | Info Only |
| 39. | 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 for the 25-year,24-hour storm event.                                                                                                                                                                                                                                 | Info Only |
| 40. | Public Works - Engineering | The proposed project is located within the Lake Jessup drainage basin.                                                                                                                                                                                                                                                                                                                                                 | Info Only |

|     |                                |                                                                                                                                                                                                                                                                                                                                                                         |           |
|-----|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 41. | 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> . | Info Only |
| 42. | Public Works - Engineering     | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.                                                                                                                                                                                                                                       | Info Only |
| 43. | 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 |
| 44. | Public Works - Impact Analysis | No Review Required.                                                                                                                                                                                                                                                                                                                                                     | Info Only |

## DEPARTMENT PROJECT STATUS AND CONTACT

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

| DEPARTMENT                     | REVIEWER            | EMAIL                           | CONTACT      |
|--------------------------------|---------------------|---------------------------------|--------------|
| Buffers and CPTED              | Kaitlyn Apgar       | apgar@seminolecountyfl.gov      | 407-665-7377 |
| Building Division              | Daniel Losada       | dlosada@seminolecountyfl.gov    | 407-665-7468 |
| Comprehensive Planning         | David German        | dgerman@seminolecountyfl.gov    | 407-665-7386 |
| Environmental Services         | Maliha Rahman       | mrahan@seminolecountyfl.gov     | 407-665-2033 |
| Natural Resources              | Christina Seckinger | cseckinger@seminolecountyfl.gov | 407-665-7391 |
| Planning and Development       | David German        | dgerman@seminolecountyfl.gov    | 407-665-7386 |
| Public Safety - Fire Marshal   | Matthew Maywald     | mmaywald@seminolecountyfl.gov   | 407-665-5177 |
| Public Works - County Surveyor | Raymond Phillips    | rphillips@seminolecountyfl.gov  | 407-665-5647 |
| Public Works - Engineering     | Andrew Broxton      | abroxton@seminolecountyfl.gov   | 407-665-7334 |
| Public Works - Impact Analysis | Arturo Perez        | Aperez07@seminolecountyfl.gov   | 407-665-5716 |

If upon reviewing the comments 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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, July 31, 2026, in order to place you on the Wednesday, August 5, 2026 meeting agenda.

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

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

### Cities:

|                   |                |                                                                      |
|-------------------|----------------|----------------------------------------------------------------------|
| Altamonte Springs | (407) 571-8150 | <a href="http://www.altamonte.org">www.altamonte.org</a>             |
| Casselberry       | (407) 262-7751 | <a href="http://www.casselberry.org">www.casselberry.org</a>         |
| Lake Mary         | (407) 585-1369 | <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>           |
| Longwood          | (407) 260-3462 | <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>           |
| Oviedo            | (407) 971-5775 | <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>       |
| Sanford           | (407) 688-5140 | <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>             |
| Winter Springs    | (407) 327-5963 | <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) 665-3605 | <a href="http://www.floridahealth.gov">www.floridahealth.gov</a> |

### 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>                                             |