

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 10/27/2023, in order to place you on the Wednesday, 11/1/2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

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

PROJECT NAME:	RESET PICKLEBALL AND HEALTH - PRE-APPLICATION	PROJ #: 23-80000139
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/03/23	
RELATED NAMES:	EP MICHAEL BOMBARD	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	07-21-30-300-005B-0000	
PROJECT DESCRIPTION	PROPOSED REZONE TO ACCOMMODATE A PICKLEBALL AND GYM ON 2.18 ACRES LOCATED ON THE EAST SIDE OF MILLER DR, SOUTH OF NORTH ST	
NO OF ACRES	2.18	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	M-1 (Industrial)	
LOCATION	ON THE EAST SIDE OF MILLER DR, SOUTH OF NORTH ST	
FUTURE LAND USE-	IND (Industrial)	
SEWER UTILITY	NA	
WATER UTILITY	ALTAMONTE SPRINGS	
APPLICANT:	CONSULTANT:	
MICHAEL BOMBARD RESET PICKLEBALL AND HEALTH 209 MORTON LN WINTER SPRINGS FL 32708 (407) 404-2433 PBALLERBUMBY@GMAIL.COM	NATHAN PALMER LEADERS REAL ESTATE 200 E PALM VALLEY DR OVIEDO FL 32765 (614) 586-3303 NPALMER@LEADERSRE.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review if necessary. In order for staff to complete the review, please provide the floor area ratio, the impervious surface ratio, the building height, hours of operation, and setbacks.
4.	Buffers and CPTED	If it is determined at time of site plan review that the site does not meet the landscaping requirements, supplemental plantings may be required wherever possible to bring the site closer to compliance.
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.

6.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the current edition of the FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
8.	Building Division	Occupancy change requires compliance with the current edition of the FBC.
9.	Comprehensive Planning	The Future Land Use (FLU) is industrial which has a maximum intensity of .65 floor area ratio. The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses.
10.	Environmental Services	This development is not within Seminole County's potable water service area. Please coordinate with the City of Altamonte Springs to service this development due to possible increased potable water demand needs.
11.	Environmental Services	This development is not within any sanitary sewer service areas and there are no sanitary sewer lines nearby so onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service this development. To apply for a new OSTDS permit or to make modifications to an existing permit due to possible increased demand needs, 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.
12.	Environmental Services	This development is not within any reclaim water service areas. Irrigation would be provided by this development's potable water system.
13.	Impact Analysis Coordination	A traffic impact analysis (TIA) may be required for this redevelopment if the net new trip generation (difference between the previous and proposed uses) from the proposed project generates an additional 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for review and approval prior to submittal of the TIA itself.
14.	Planning and Development	The proposed use is currently permitted in the M-1 zoning district; however, changes to the Land Development Code are in progress that would prohibit this use in the M-1 zoning district. The Land Development Code changes will likely take effect in late January 2024 or soon after.

15. Planning and Development	Your site plan submittal needs to show how you would meet Seminole County Land Development Code (SCLDC) parking requirements, per Sec. 30.1221 - Off-Street parking requirements. Per the SCLDC, Commercial recreation uses require one (1) parking space for each employee plus one (1) space for each three (3) persons that the facility is designed to accommodate.
16. Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any 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/
17. Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
18. 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
19. Public Safety - Fire Marshal	The proposed use will cause of change of use for the building and proper building permits shall be applied for.
20. Public Safety - Fire Marshal	During building permitting - Occupant load calculations based on the use of each space in accordance with Table 7.3.1.2 (NFPA 101) shall be provided along with a full life safety plan to include emergency lighting, exit signs, fire extinguishers, furniture lay out, travel distance and common path of travel.
21. Public Works - Engineering	Any modifications to the exterior (parking lot re-surfacing/re-striping, outdoor courts, landscaping islands, etc.) or addition of any impervious areas will require a site plan to be submitted for review.
22. Public Works - Engineering	Any addition or modification to the impervious areas may require stormwater water quality and attenuation to be addressed.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER	STATUS	CONTACT INFORMATION
Buffers and CPTED	Maya Athanas	Review Complete	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Tony Coleman	Review Complete	Phone: 407-665-7581 Email: acoleman@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed	Review Complete	Phone: 407-665-7398 Email: treed@seminolecountyfl.gov
Environmental Services	James Van Alstine	Review Complete	Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Impact Analysis Coordination	William Wharton	Review Complete	Phone: 407-665-5730 Email: wwarton@seminolecountyfl.gov
Natural Resources	Sarah Harttung	Review Complete	Phone: 407-665-7391 Email: sharttung@seminolecountyfl.gov
Planning and Development	Doug Robinson	Review Complete	Phone: 407-665-7308 Email: drobinson03@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	Review Complete	Phone: 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jose Gomez	Review Complete	Phone: 407-665-7383 Email: jgomez@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

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