

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

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

PROJECT NAME:	MONROE OFFICE PARK - PRE-APPLICATION	PROJ #: 26-80000012
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/05/26	
RELATED NAMES:	EP LUIS ROSADO	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	16-19-30-5AC-0000-046A	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT TO REACTIVATE THE PREVIOUS PLANNED DEVELOPMENT APPROVAL ON 1.60 ACRES LOCATED ON THE WEST SIDE OF MONROE RD, NORTH OF CHURCH ST	
NO OF ACRES	1.60	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF MONROE	
LOCATION PART 2	E RD, NORTH OF CHURCH ST	
FUTURE LAND USE-	HIPTI	
APPLICANT:	CONSULTANT:	
DANIEL SANCHEZ MSE DEVELOPMENT CORP 4517 SMALL CREEK RD KISSIMMEE FL 34744 (407) 800-6831	LUIS ROSADO LBR SOLUTION EXPERTS 12308 NORTHOVER LOOP ORLANDO FL 32824 (787) 901-2776	

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

- The subject property has a Future Land Use of Higher Intensity Planned Development – Target Industry and PD (Planned Development) zoning.
- The Monroe Office Park PD Development Order was approved on April 14, 2009. Per the PD requirements, a Final Development Plan shall be submitted within 5 years of approval of the Master Development Plan. Therefore, the Monroe Office Park PD is expired and would require the applicant to do a PD Major Amendment Rezone.
- Overall design may need revision to address access & drainage. Will be reviewed at time of rezone.

PROJECT AREA ZONING AND AERIAL MAPS

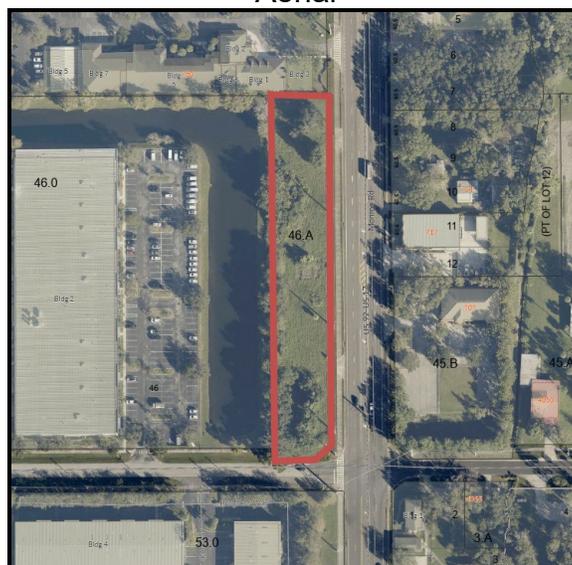
Zoning: PD



Future Land Use: HIPTI



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please note, buffers will be re-evaluated for compatibility of the surrounding area when the PD rezone application is submitted. The commitments delineated in the previously approved DO may be subject to change and update based on current code provisions.	Info Only
2.	Buffers and CPTED	If the proposed development intends on staying consistent with the previously approved Development Order, the following buffer conditions are applicable: North: Five (5) foot landscape buffer containing four (4) canopy trees and forty-six (46) shrubs East: Five (5) foot landscape buffer containing twenty-four (24) canopy trees, eight (8) understory trees, and 258 shrubs. South: Ten (10) foot landscape buffer containing twelve (12) canopy trees, three (3) understory trees, and forty-six (46) shrubs West: Five (5) foot landscape buffer containing eight (8) canopy trees, 110 shrubs, and existing native/oak trees.	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
4.	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function.	Info Only
5.	Buffers and CPTED	When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.	Info Only
6.	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
7.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in	Info Only

		Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	
8.	Building Division	Standard building permitting will apply. - Each separate building, and/or stand-alone structure will require a separate permit. Example: each building, stand-alone structure, dumpster enclosure, signage, fence/ gate systems, retaining, access control, etc...	Info Only
9.	Building Division	Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
10.	Comprehensive Planning	Site has HIPTI Future Land Use (High Intensity Planned Development Target Industry). The proposed office and restated uses appear to be compatible with the HIP-TI Future Land Use designations. The maximum FAR (Floor Area Ratio) for HIPTI is 1.5.	Info Only
11.	Comprehensive Planning	Requirements for the HIPTI (High Intensity Planned Development - Target Industry) FLU are included in the FLU Exhibit - 36 section of the Comprehensive Plan Exhibits as well as Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards. Industry uses may include those listed in FLU Exhibit - 36. Please reference this here: https://www.seminolecountyfl.gov/docs/default-source/pdf/flu-exhibit-final.pdf?sfvrsn=3f8dfb18_3 The North I-4 Corridor HIP-TI Area is comprised of all HIPTI designated lands in the northwest area of the County (see Exhibit FLU: Hip Target Areas).	Info Only
12.	Comprehensive Planning	Note that this site is within an area east of I-4, north of SR 46, and not within a 1/2 mile radius of the SunRail station, therefore it is able to have additional uses within the HIP-TI FLU, per Policy FLU 4.5.3(6): 6 In addition, for those parcels located east of I-4 and north of State Road 46, and not included within a mile radius of the SunRail station and not within the Urban Centers and Corridors Overlay District, the following additional uses are allowed: - Manufacturing, distribution, industrial and rail dependent uses located in the Rand Yard area; - Automobile repair shops; -Automobile sales; - Distribution and terminals; - Durable goods and surgical supply manufacture; - General office and compatible commercial uses, including retail sales operations;	Info Only

		<ul style="list-style-type: none"> - Light manufacturing and compatible industrial uses; - Lumberyards and machinery sales; - Medical clinics; - Paint and body shops; - Publishing plants; - Showroom warehouses; - Trade shops and trade schools, including health care related trade schools; - Universities and colleges; - Warehousing; - Wholesale greenhouses; and - Other similar uses. <p>Special exception uses such as utilities, service stations, nursing homes, heliports and helipads may also be allowed. Allowable uses must also be consistent with underlying PD zoning as well as Future Land Use.</p>	
13.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 10" PVC potable water main running along the north side of Church Street as well as a 10" PVC potable water main running along the west side Monroe Road.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect. The nearest connection point is a 4" PVC force main running along the west side of Monroe Road as well as a 4" PV C force main running along the south side of Church Street. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
15.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
16.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only

17.	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
18.	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
19.	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
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	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
23.	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
24.	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
25.	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

26.	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
27.	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
28.	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
29.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
30.	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
31.	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
32.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
33.	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
34.	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	Info Only

		<p>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/</p>	
35.	Planning and Development	The subject site has a PD (Planned Development) zoning known as the Monroe Office Park PD that was approved on 04/14/09 by the Board of County Commissioners; however, subsequent applications for development approval were not submitted and the PD entitlements have since expired. A rezone to PD would be required to reinstate development entitlements.	Info Only
36.	Planning and Development	The setbacks for the Monroe Office Park PD are: Five (5) feet North, Fifteen (15) feet South, Fifteen (15) feet East, Five (5) feet West.	Info Only
37.	Planning and Development	Per the previously approved Development Order, the permitted uses are OP (Office) zoning classification plus sit-down restaurants, and the following uses shall be prohibited: Daycares, Churches, Schools, and Adult Living Facilities.	Info Only
38.	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
39.	Planning and Development	If the development proposes to divide the lot into different parcels, then the project would be subject to the Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
40.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required during final engineer/site plan phase. (Part 64 Chapter 30, sec. 30.15.1.)	Info Only
41.	Planning and Development	<p>The following steps will be required in order to pursue the proposed development:</p> <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines</p>	Info Only

		<p>and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). <i>Steps 2 & 3 may be submitted concurrently;</i> however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.</p> <p>3rd Step- Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Note: These steps may vary if subdivision is proposed.</p>	
42.	Planning and Development	<p>If proposing to subdivide: Subdivision Process:</p> <ul style="list-style-type: none"> • 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. • 2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level. • 3rd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. • <i>Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP);</i> however, should not be submitted until the 1st step has been scheduled for BCC. • - • The 4th step is approval of the Final Engineering Plans; may be submitted once step one has been approved by BCC and steps 2&3 are under review. • The 5th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review. 	Info Only
43.	Planning and Development	<p>In pursuing a PD Rezone, per Sec. 30.8.5.3 (d) the Applicant is required to provide a narrative on how the proposed development addresses 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.</p> <p>Additionally, the Applicant would be required to address how the proposed development would result in providing greater benefits in this narrative: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board</p>	Info Only

		<p>determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ul style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	
44.	Planning and Development	<p>Any proposed development under the PD ordinance must address the following goals:</p> <ul style="list-style-type: none"> (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. 	Info Only
45.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements.	Info Only
46.	Planning and Development	The new parking requirements are listed in SCLDC 30.11.3 and are as follows related to the proposed plan: General business/retail/office: - 4 spaces per 1000 sq ft Food & beverage freestanding: - 5 spaces per 1000 sq ft	Info Only
47.	Planning and Development	Per SCLDC Sec. 30.8.5(g), the Open Space requirements for a Planned Development have a minimum required usable open space of twenty-five percent (25%), and per Sec. 30.7.3. - Dimensional Standards Table, the maximum building height is thirty-five (35) feet. Per 30.7.2.10 Height limitations on property assigned a non-residential zoning classification. Chimneys, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smoke stacks, flag poles, parapet walls, and similar structures and their necessary mechanical appurtenances may be erected above the height limits herein established; however, the heights of these structures or appurtenances thereto shall not exceed the height limitations prescribed by the Federal Aviation Agency within the flight approach zone patterns of	Info Only

		airports. It is the intent of the Board of County Commissioners that the provisions of this Code regulating communication towers shall prevail over the provisions of this Section.	
48.	Planning and Development	<p>The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, aquifer recharge, and/or preservation of natural resources. Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:</p> <p>(1) The pond shall be sodded or dressed with equivalent ground cover; and</p> <p>(2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.</p> <p>(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</p> <p>(4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.</p>	Info Only
49.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
50.	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
51.	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
52.	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.	Info Only

		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"	
53.	Public Works - Engineering	The proposed project is located within the Monroe drainage basin.	Info Only
54.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
55.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event. There are concerns with the downstream drainage system. The site may have to hold over the pre vs post volumetric difference or more depending on if the downstream system can be shown to receive those flows.	Info Only
56.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east and north.	Info Only
57.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the Monroe Road drainage system. This is under FDOT control, and an FDOT drainage connection permit will be required to discharge to that ROW.	Info Only
58.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that the site has approximately 3 percent of the site used for stormwater. This is substantially short of standard engineering designs in the area. Typically, dry retention systems need close to 10-percent for stormwater and wet systems need as much as 20-percent of the site for stormwater. Note that the site to the west has wet retention adjacent to this site. The previous rezone was warned of this, and no Guarantees were made that the retention as shown would work.	Info Only
59.	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
60.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
61.	Public Works - Engineering	The property is adjacent to Monroe Road US 17-92 which is classified as Urban Principal Arterial roadway. Monroe Road (is not currently programmed to be improved. Please note that any access to Monroe Road will require an FDOT driveway connection permit.	Info Only
62.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. The previous rezone did not guarantee 2 access points. There	Info Only

		are also concerns with possible impacts to existing turn lanes and access to other sites. The site cannot impact those connections. Modifications may be needed or the site may be limited to a single right in and right out.	
63.	Public Works - Impact Analysis	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 or 12th Edition. 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 in ePlan 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	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@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 - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

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