

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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

|                                                                                                                                                                         |                                                                                                                                                                                                               |                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>PROJECT NAME:</b>                                                                                                                                                    | <b>FLOOR &amp; DECOR PROPOSED SUBDIVISION – PRE-APPLICATION</b>                                                                                                                                               | <b>PROJ #: 25-80000111</b> |
| APPLICATION FOR:                                                                                                                                                        | DR - PRE-APPLICATION DRC                                                                                                                                                                                      |                            |
| APPLICATION DATE:                                                                                                                                                       | 10/16/25                                                                                                                                                                                                      |                            |
| RELATED NAMES:                                                                                                                                                          | EP NATALIA DOMOVESOVA                                                                                                                                                                                         |                            |
| PROJECT MANAGER:                                                                                                                                                        | KAITLYN APGAR (407) 665-7377                                                                                                                                                                                  |                            |
| PARCEL ID NO.:                                                                                                                                                          | 17-21-30-300-025W-0000                                                                                                                                                                                        |                            |
| PROJECT DESCRIPTION                                                                                                                                                     | PROPOSED LAND USE AMENDMENT AND SUBDIVISION FOR ADDITIONAL COMMERCIAL DEVELOPMENT ON 12.23 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHWEST SIDE OF STATE ROAD 436, NORTHWEST OF FERN PARK BOULEVARD |                            |
| NO OF ACRES                                                                                                                                                             | 12.23                                                                                                                                                                                                         |                            |
| BCC DISTRICT                                                                                                                                                            | 4: LOCKHART                                                                                                                                                                                                   |                            |
| CURRENT ZONING                                                                                                                                                          | C-2                                                                                                                                                                                                           |                            |
| LOCATION                                                                                                                                                                | ON THE SOUTHWEST SIDE OF STATE ROAD 436, NORTHWEST OF FERN PARK BOULEVARD                                                                                                                                     |                            |
| FUTURE LAND USE-                                                                                                                                                        | COM                                                                                                                                                                                                           |                            |
| SEWER UTILITY                                                                                                                                                           | SEMINOLE COUNTY UTILITIES                                                                                                                                                                                     |                            |
| WATER UTILITY                                                                                                                                                           | SEMINOLE COUNTY UTILITIES                                                                                                                                                                                     |                            |
| <b>APPLICANT:</b>                                                                                                                                                       | <b>CONSULTANT:</b>                                                                                                                                                                                            |                            |
| NATALIA DOMEVESSOVA<br>FLOOR & DECOR OUTLETS OF AMERICA, INC.<br>2500 WINDY RIDGE PKWY SE<br>ATLANTA GA 30339<br>(224) 407-2288<br>NATALIA.DOMOVESOVA@FLOORANDDECOR.COM |                                                                                                                                                                                                               | N/A                        |

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

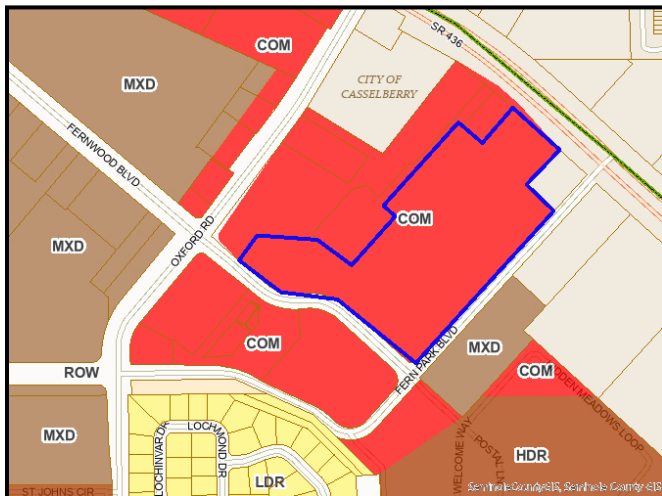
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

## PROJECT MANAGER COMMENTS

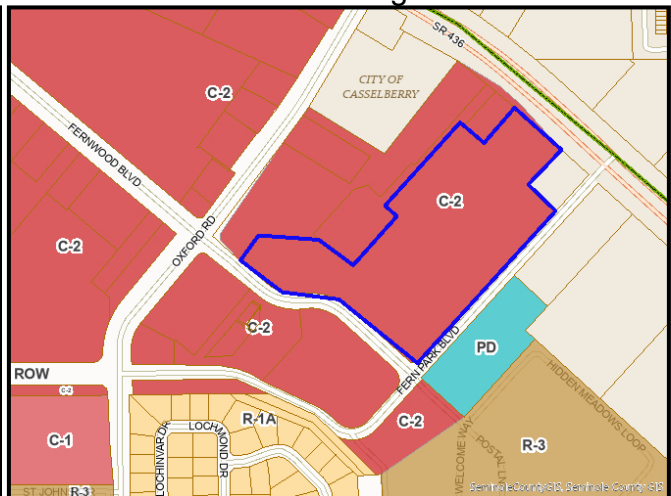
- The subject property has a Future Land Use designation of Commercial (COM) and is located within the C-2 (General Commercial) zoning district.
- This parcel may qualify for the minor plat process in order to subdivide the property. The Development Order associated with this project will be required to be updated first through the Site Plan process.
- After the parcel is subdivided, the subsequent development will be subject to all provisions of the Seminole County Land Development Code (SCLDC) including Chapter 40- Site Plan Approval and all applicable standards set forth in Section 30.10.12 pertaining to the Oxford Place Overlay District.

## PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: Commercial



Zoning: C-2



Aerial



## AGENCY/DEPARTMENT COMMENTS

|     | REVIEWED BY                     | TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | STATUS    |
|-----|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1.  | Buffers and CPTED               | A full buffer review will be done at time of site plan review. 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 |
| 2.  | Buffers and CPTED               | 100 percent of landscaped areas are required to be irrigated. See the following link for requirements<br><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>                                                                                                                                                                                                           | Info Only |
| 3.  | Buffers and CPTED               | Buffer information can be found here:<br><a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>                                                                                                                                                                                                                                                                                                                       | Info Only |
| 4.  | Buffers and CPTED               | There are specific buffering standards pertaining to the Oxford Overlay. Upon development of the future parcel, these standards will need to be adhered to. See Sec. 30.10.12.13 for information regarding open space, buffering, and landscaping<br><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.12OXPLOVDI">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.12OXPLOVDI</a>                                                                                   | Info Only |
| 5.  | Building Division               | 10/28/25:<br>- Standard building permitting will be required for any proposed development, construction of any structure.<br>- Separate permits are required for each separate structure, such as buildings, stand-alone structures, fences/ gates, signage, dumpster enclosures, etc..                                                                                                                                                                                                                                                                                                                                  | Info Only |
| 6.  | Comprehensive Planning          | The subject property has a Future Land Use (FLU) designation of Commercial (COM), which allows a Floor Area Ratio (FAR) of 0.35. Any new development must be consistent with allowed FAR and uses of the COM FLU.                                                                                                                                                                                                                                                                                                                                                                                                        | Info Only |
| 7.  | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Info Only |
| 8.  | Environmental - Impact Analysis | The proposed outparcel is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the southwest side of State Road 436.                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 9.  | Environmental - Impact Analysis | The proposed outparcel is within Seminole County's sanitary sewer service area and will be required to connect. There are two nearby manholes, one servicing parcel 17-21-30-300-025G-0000 (385 FL-436, Casselberry, FL 32707) and one servicing parcel 17-21-30-300-025B-0000 (349 FL-436, Fern Park, FL 32730), either of these can be used to service the proposed outparcel. A utility easement will need to be provided from the property owner of parcel 17-21-30-300-025W-0000 (355 FL-436, Fern Park, FL 32730) in favor of the new outparcel to allow them to run a sewer lateral connection to either manhole. | Info Only |
| 10. | Environmental - Impact Analysis | The proposed outparcel is not within any reclaim irrigation service areas so irrigation will be provided by their potable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |

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|            |                                 | water system or by an alternative irrigation source such as an irrigation well.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |
| <b>11.</b> | Environmental - Impact Analysis | Be advised that State Road 436 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Info Only |
| <b>12.</b> | Environmental - Impact Analysis | you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml</a> . 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. 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 |
| <b>13.</b> | 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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a> | Info Only |
| <b>14.</b> | Planning and Development        | This property is located within the Oxford Place Overlay District. Please see applicable standards to the overlay per SCLDC Sec. 30.10.12 at the following link: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.12OXPLOVDI">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.12OXPLOVDI</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |
| <b>15.</b> | Planning and Development        | Per SCLDC Sec. 30.10.12.5, at time of development applicants shall submit a conceptual plan, including architectural renderings, for review by the Development Review Committee through the Pre-Application process. If deemed consistent with the Oxford Place Future Land Use Overlay District and the provisions of the Oxford Place Overlay District within the Land Development Code, then applicants may apply for Site Plan Approval as addressed in Part 40 of this Land Development Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |
| <b>16.</b> | Planning and Development        | This property may be eligible for the Minor Plat process because this parcel is a legal parcel as of the 2000 tax roll in accordance with SCLDC Sec. 35.122. A parcel of land may receive the benefit of the minor plat process on only one (1) occasion. This process allows the Development Director to waive the subdivision step of preliminary subdivision plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only |

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|     |                          | Commercial property may not subdivide into more than two (2) lots under this provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
| 17. | Planning and Development | <p>Land and buildings within the Oxford Place Overlay District shall be used only for the following purposes: C-1 (Retail Commercial) Zoning District Permitted Uses except for those uses specifically prohibited in Section 30.10.12.7.9;</p> <p>(a) C-1 (Retail Commercial) Zoning District Permitted Uses except for those uses specifically prohibited in Section 30.10.12.7.9</p> <p>(b) Restaurants without a drive-through (unless otherwise permitted under Section 30.10.12.8 below);</p> <p>(c) Cafes;</p> <p>(d) Business and professional offices;</p> <p>(e) Hotels;</p> <p>(f) Medical clinics;</p> <p>(g) Veterinary clinics;</p> <p>(h) Parking garages as part of a development;</p> <p>(i) Multi-family residential, including townhouses, condominiums and apartments, above store flats and accessory uses;</p> <p>(j) Personal services;</p> <p>(k) Indoor recreation;</p> <p>(l) Alcoholic Beverage Establishments including microbreweries and wine bars;</p> <p>(m) Drycleaners, drop-off and pickup service only;</p> <p>(n) The following Qualified Targeted Industries: Life Sciences (Laboratory and Surgical Instruments and Diagnostic Testing); Infotech (Modeling, Simulation and Training, Optics and Photonics, Digital Media, Software, Electronics); Homeland Security/Defense (Computer Systems Design, Simulation and Training); and Financial/Professional Services, Corporate Headquarters, Securities and Investments, Consulting, including Engineering, Legal, Accounting and similar uses;</p> <p>(o) Day care;</p> <p>(p) Cinemas;</p> <p>(q) Package liquor stores; and</p> <p>(r) Building rooftop uses such as restaurants and apartment ancillary uses such as recreation when not adjacent to single family residential use.</p> <p>Special Exception uses include: (a) Communication towers; and (b) Auto-oriented business, such as, but not limited to, convenience stores, gas stations, car washes, businesses, and restaurants with a drive-through are limited to properties adjacent to the SR 436 and US 17-92 corridors.</p> | Info Only |
| 18. | Planning and Development | Where the performance standards described in the Oxford Place Overlay District conflict with other County standards, the Oxford Place Overlay District standards shall prevail.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only |
| 19. | Planning and Development | <p>The following is criteria for the Minor Plat Approval:</p> <p>(1) The parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width; and</p> <p>(2) Each created lot shall have a minimum lot frontage of twenty feet (20').</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |

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|            |                              | <p>(3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and</p> <p>(4) The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots; and</p> <p>(5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and</p> <p>(6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law.</p> |           |
| <b>20.</b> | Planning and Development     | Per standards within the Oxford Overlay, Commercial buildings shall be oriented towards the street, with public entrances directly accessible from the street-level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |
| <b>21.</b> | Planning and Development     | Per the Oxford Overlay standards, setback area within commercial areas must be used primarily to accommodate pedestrian activity or gathering places, such as outdoor seating and outdoor dining. There is no minimum or maximum setback from the property line, but in no case shall on-site parking or vehicular access be allowed between the building frontage and the right-of-way. In no case shall setbacks be less than the width of a required buffer.                                                                                                                                                                                                                                                                                                                   | Info Only |
| <b>22.</b> | Planning and Development     | Please see the following link for the Minor Plat Pre-Evaluation application which determines if the proposed subdivision would qualify. The application fee is credited to the main Minor Plat formal application if applied for within one (1) year: <a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/minor-plat-pre-eval-08-2024.pdf?sfvrsn=3ac66dc5_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/minor-plat-pre-eval-08-2024.pdf?sfvrsn=3ac66dc5_3</a>                                                                                                                                                                                                                                                                                         | Info Only |
| <b>23.</b> | Planning and Development     | It will be required to show that the required parking for the plaza is not affected by the removal of those spaces where the future development will occur. Requirements of the Floor & Decor use will be subject to DO# 21-06000031. General Business / Retail / Office (including Shopping Centers) require four (4) spaces per 1,000 sq. ft. Any square footage above 1,000 sq. ft. would incur three (3) spaces per 1,000 sq. ft.                                                                                                                                                                                                                                                                                                                                             | Info Only |
| <b>24.</b> | Planning and Development     | This property is subject to the conditions stated in Development Order (DO) #21-06000031. An amendment to this DO will be required via an update to the Floor & Decor Site Plan. This will include Site Plan review, Planning and Zoning Commission hearing, and Board of County Commissioners hearing. After the DO is updated, then you may proceed with the subdivision process.                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| <b>25.</b> | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| <b>26.</b> | 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 |

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| <b>27.</b> | 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 |
| <b>28.</b> | Public Safety - Fire Marshal | "All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" | Info Only |
| <b>29.</b> | Public Works - Engineering   | The proposed project is located within the Howell Creek drainage basin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| <b>30.</b> | Public Works - Engineering   | Based on SCS Soil Survey GIS overlays, the site generally has Urban soils.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Info Only |
| <b>31.</b> | 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 |
| <b>32.</b> | Public Works - Engineering   | Based on a preliminary review, the site appears to outfall to an existing onsite drainage system. The outfall from the site is not clear.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| <b>33.</b> | Public Works - Engineering   | A detailed drainage analysis will be required at final engineering. Any increase in impervious will required the entire system to be brought to County Standard for water quality and rate requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| <b>34.</b> | Public Works - Engineering   | Library Comment<br>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 |
| <b>35.</b> | Public Works - Engineering   | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Info Only |
| <b>36.</b> | Public Works - Engineering   | Driveway location/separation is required to be in accordance with the County Access Management Standards. Any                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |

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|            |                                | modification to the existing accesses would require additional traffic analysis. Depending on the uses and size of the additional commercial development, a full traffic study may be required.                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |
| <b>37.</b> | Public Works - Impact Analysis | A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the outparcel generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> . | 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               | Jay Hamm          | jhamm@seminolecountyfl.gov       | 407-665-7468 |
| Comprehensive Planning          | Maya Athanas      | mathanas@seminolecountyfl.gov    | 407-665-7388 |
| 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        | Kaitlyn Apgar     | kapgar@seminolecountyfl.gov      | 407-665-7377 |
| 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](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>                                             |