

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	PICKLE BALL - PRE-APPLICATION	PROJ #: 23-80000151
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/09/23	
RELATED NAMES:	EP SIVA KONDPALLI	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	26-19-29-300-006A-0000+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR PICKLEBALL COURTS ON 5.36 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SR 46, EAST OF MARKHAM RD	
NO OF ACRES	5.36	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE SOUTH SIDE OF SR 46, EAST OF LAKE MARKHAM RD	
FUTURE LAND USE-	COM	
APPLICANT:		CONSULTANT:
SIVA KONDPALLI VASCANT SPORTS LLC 1727 ORLANDO CENTRAL PKWY ORLANDO FL 32809 (405) 204-3738 KONDAPALLI29@GMAIL.COM		RAVI GANDHY A2Z BUILDERS DEPOT 3351 LAUGHLIN RD MOUNT DORA FL 32757 (407) 402-6560 RAVI@A2ZBUILDERSDEPOT.COM

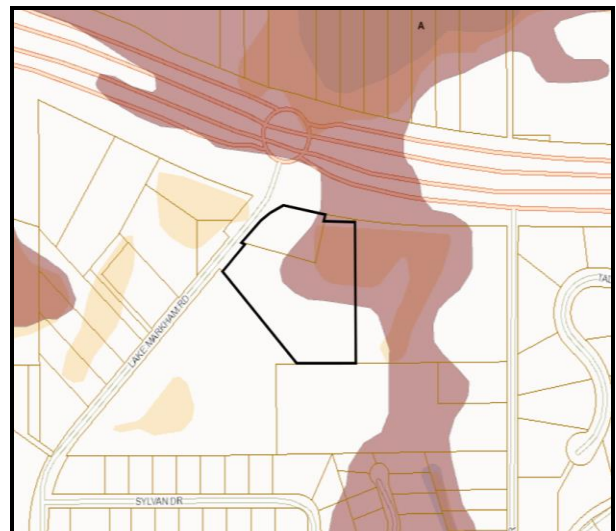
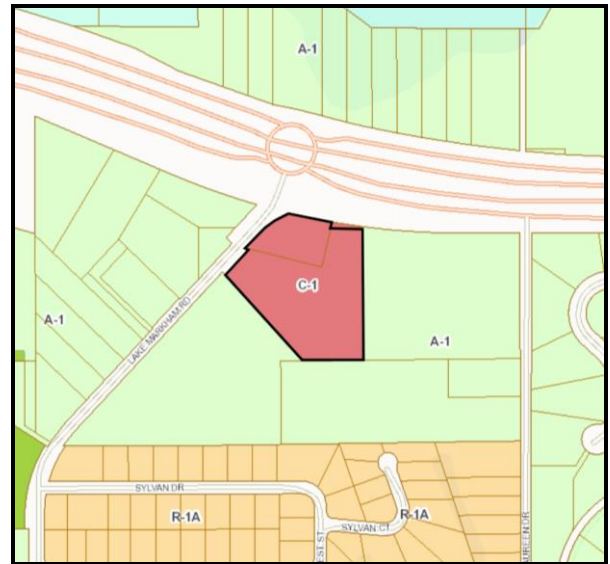
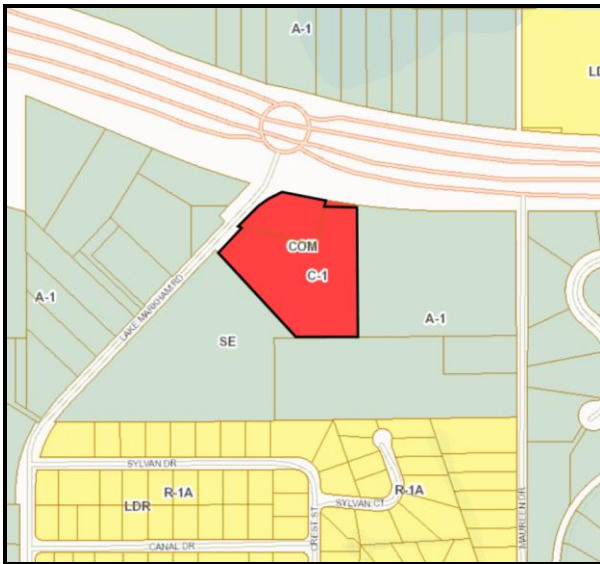
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

- The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning. The C-1 zoning district permits amusement and commercial recreation within an enclosed building; outdoor amusement and commercial recreation is not permitted.
- The subject site is located within the Wekiva River Protection Area (WRPA); all development must comply with Seminole County Land Development Code Sec. 30.1111-Wekiva River Protection Area Environmental Design Standards.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

1.	REVIEWER	COMMENT	STATUS
2.	Buffers and CPTED	The subject property is within the SR 46 Scenic Corridor Overlay District, which has specific landscape and buffer yard requirements per Sec. 30.1186. of the SCLDC. The buffer along SR 46 must be a minimum of 25 with the following standards: (A)Four (4) canopy trees per one hundred (100) linear feet; and(B)Six (6) understory trees per one hundred (100) linear feet (each understory tree shall be a minimum of one and one-half (1) inches caliper and six (6) feet tall at the time of planting); and(C)Sixteen (16) shrubs per one hundred (100) linear feet.(D)Canopy and understory trees may be clustered to accent entrances or other design features of the site.	Informational
3.	Buffers and CPTED	No clearing within the scenic corridor setback or buffer shall be permitted except in conjunction with a permit issued for development authorized under the provisions of this part or for public safety requirements. Specimen trees shall be preserved to the maximum extent possible.	Informational
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Informational
5.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
6.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
7.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ED (2030) Florida Building Codes.	Informational
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
10.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
11.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
12.	Comprehensive Planning	FLU-150: The Future Land Use (FLU) is Commercial (COM) which allows for a maximum intensity of .35 floor area ratio.	Informational
13.	Comprehensive Planning	SCCP FLU-150: Commercial FLU allows for Amusement and commercial recreation within an enclosed building.	Informational

14.	Comprehensive Planning	The application affects land within the Wekiva River Protection Area, Wekiva Study Area, applicant must demonstrate that development will conform to the provisions of the Wekiva River Protection Act and Wekiva Parkway and Protection Act (Part II and Part III, Chapter 369, Florida Statutes). Submittal must include the Wekiva River Protection Act Application for Consistency Review, available at the following link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf	Informational
15.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water line running along the south side of State Road 46. There is a 12" PVC potable water line running along the southeast side of Lake Markham Rd.	Informational
16.	Environmental Services	This development is within Seminole County's sanitary sewer service area but is NOT required to connect. There is a 24" PVC sewer force main running along the north side of State Road 46 and State Road 429, but since the line is on the opposite side of this development, construction would require a FDOT permit and is thus not a "readily available" connection. Please contact FDOT for more information if this development is interested in connecting to our sewer force main via a FDOT permit.	Informational
17.	Environmental Services	The other option for providing sewer service to this development would be having an onsite sewage treatment and disposal system (OSTDS) aka septic system. To apply for a OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Informational
18.	Environmental Services	This development is within Seminole County's reclaim water service area and is required to connect. There is a 20" DI reclaim water line running along the south side of State Road 46. There is a 12" DI reclaim water line running along the southeast side of Lake Markham Rd.	Informational
19.	Impact Analysis Coordination	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in 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. If a TIA is required the Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Informational
20.	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	Informational

		will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	
21.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Informational
22.	Natural Resources	The proposed project is within the Wekiva River Protection Area (WRPA). See SCLDC Chapter 30 Part 58 for requirements for development within the WRPA.	Informational
23.	Natural Resources	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	Informational
24.	Natural Resources	In the WRPA, there is a 50 ft. average, 25 ft. minimum undisturbed setback from all wetlands, and 100-year flood plains. No development activities, including fill placement, will be allowed in wetlands or the 100 year flood plain. SCLDC 30.1111(b)	Informational
25.	Natural Resources	In the WRPA, a minimum of 50 percent of trees must be preserved. SCLDC 30.111(a) (1)	Informational
26.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall 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 shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	Informational
27.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)	Informational
28.	Planning & 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.	Informational
29.	Planning & Development	The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning. The C-1 zoning district permits amusement and commercial recreation within an enclosed building; outdoor amusement and	Informational

		commercial recreation is not permitted.	
30.	Planning & Development	<p>The site is located within the Wekiva River Protection Area (WRPA); all development must comply with Seminole County Land Development Code Sec. 30.1111-Wekiva River Protection Area Environmental Design Standards.</p> <p>Per Policy FLU 12.2 of the Seminole County Comprehensive Plan, an equivalent analysis shall be required for any proposed nonresidential development demonstrating that such development would not exceed the impacts of one (1) dwelling unit per net buildable acre on natural resources.</p> <p>Natural resources are defined as wetlands, groundwater resources, aquifer recharge areas, and sensitive natural habitat.</p>	Informational
31.	Planning & Development	<p>Per Policy FLU 12.8 Wekiva Character Policy the County shall prohibit further commercial development on properties not assigned the Commercial land use designation on the Exhibit FLU: Future Land Use Map adopted as of December 15, 1999.</p> <p>Furthermore, the County shall not support a more intense commercial zoning than what is already existing.</p>	Informational
32.	Planning & Development	<p>The maximum allowable Floor Area Ratio (F.A.R) under the Commercial Future Land Use is 0.35.</p> <p>The maximum allowable building height under the C-1 zoning district is 35 feet.</p>	Informational
33.	Planning & Development	A minimum of 25% open space is required.	Informational
34.	Planning & Development	The minimum building setbacks for the C-1 zoning district are as follows: Front Yard – 25 ft; Side Yard – 0 ft; Rear Yard – 10 feet (unless a rear lot line abuts property assigned a residential zoning classification or land use designation.)	Informational
35.	Planning & Development	<p>Parking shall meet requirements of the Seminole County Land Development Code Sec. 30.1221 – Off-street parking requirements.</p> <p>Commercial Recreation - One (1) space for each employee plus one (1) space for each three (3) persons the facility is designed to accommodate.</p> <p>The minimum parking stall size is 10 feet by 20 feet.</p>	Informational
36.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
37.	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.	Informational
38.	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	Informational
39.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Informational

40.	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin which is a constrained basin.	Informational
41.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A/D class soils.	Informational
42.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Informational
43.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the onsite wetland system. The system does not appear to discharge during the design storm based on elevations of the pipe system under SR46 and 429 to Yankee Lake. It appears that the site, at minimum, will be required to retain the entire 25-year, 24-hour storm event volume onsite, and up to the 100-year, 24-hour storm event if discharge cannot be verified. An FDOT drainage connection permit will be required.	Informational
44.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
45.	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 .	Informational
46.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
47.	Public Works - Engineering	The site lies within the Wekiva River Protection Area (WRPA) Protection Zone which is a more restrictive subset of the Wekiva River Protection District. For a full list of restrictions see LDC Chapter 30 Part 58.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Jose Gomez jgomez@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov

Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Impact Analysis Coordination	William Wharton wwharton@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed treed@seminolecountyfl.gov
Building Division	Tony Coleman acoleman@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org