

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

<b>PROJECT NAME:</b>	<b>TARGET - PRE-APPLICATION</b>	<b>PROJ #: 24-80000081</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/06/24	
RELATED NAMES:	EP MITRA EMTIAZI	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	18-20-30-511-0000-0020	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR 10 EV CHARGING STATIONS ON 10.41 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF LAKE MARY BLVD, WEST OF GREENWOOD BLVD	
NO OF ACRES	10.41	
BCC DISTRICT	4-AMY LOCKHART	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF LAKE MARY BLVD, WEST OF GREENWOOD BLVD	
FUTURE LAND USE-	COM	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MITRA EMTIAZI SAI GROUP 12 INDUSTRIAL WAY SALEM NH 03079 (603) 560-6366 MENTIAZI@SAIGRP.COM	MITRA EMTIAZI SAI GROUP 12 INDUSTRIAL WAY SALEM NH 03079 (603) 560-6366 MENTIAZI@SAIGRP.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.

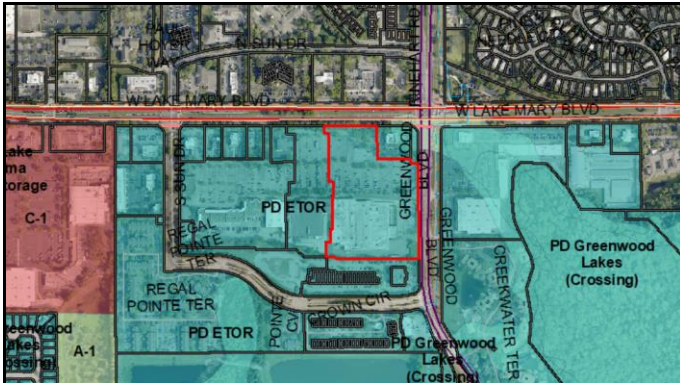
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

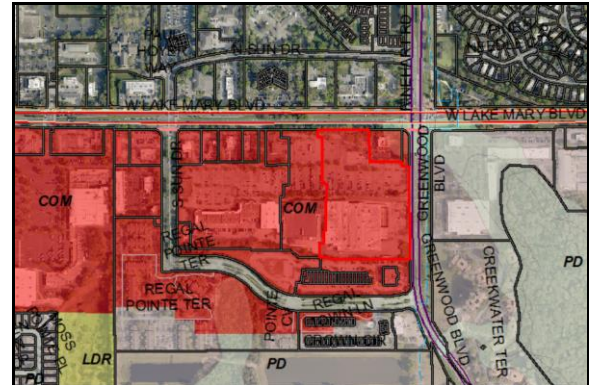
- The subject site has a Commercial Future Land Use with PD (Planned Development) zoning.
- The next step for the Applicant is to apply for a Small Site Plan.

## PROJECT AREA ZONING AND AERIAL MAPS

### Zoning



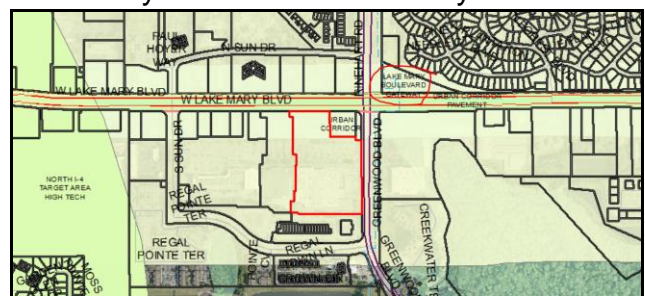
### Future Land Use



### Aerial



### Lake Mary Blvd Corridor Overlay



**AGENCY/DEPARTMENT COMMENTS**

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
2.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
3.	Environmental Services	We have no issues with the proposed EV chargers development.	Info Only
4.	Environmental Services	Please provide us any existing private utility easements/agreements that this development (parcel 18-20-30-511-0000-0020 / Target) has with parcel 18-20-30-511-0000-0010 / Publix and parcel 18-20-30-511-0000-001A / Lake Mary Station allowing the connection and sharing of common sewer infrastructure. Reviewing the record drawings, it appears as though the sewer flows from Publix's and Lake Mary Station's properties, through Target's property, all within a common sewer line. See "Sheet 5 from Lake Mary Collection 1994" in the Resources folder on eplan for reference. If no private utility easements/agreements (such as who owns what/who maintains what/etc.) are currently in place, we would recommend that one be executed so as to guarantee that existing conditions for utility service can stay as is. There's also the option of having this sewer line be publicly maintained for the common use of all parties involved. If the sewer line is to be publicly maintained, then a public utility easement will need to be provided. The public utility easement will need to be a minimum of 15 ft wide along the center of the sewer line. See "Proposed Utility Easement Target Lake Mary" in the Resources folder on eplan for a rough sketch of what we would be looking for.	Info Only
5.	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
6.	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
7.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only

8.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
9.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
10.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
11.	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
12.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
13.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
14.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
15.	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	Info Only

		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)	
16.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
17.	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
18.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	Planning and Development	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
20.	Planning and Development	The subject property is within the ETOR Planned Development Zoning district and shall be developed in accordance with the approved PD Development Order and Developer's Commitment Agreement.	Info Only
21.	Planning and Development	The setbacks for the ETOR Planned Development (PD) are: Twenty-five (25) feet facing Lake Mary Blvd and Greenway Blvd Front Yard, Ten (10) foot Rear yard, Zero (0) Side Yard.	Info Only
22.	Planning and Development	The proposed site is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH40SIPLAP">https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH40SIPLAP</a>	Info Only
23.	Planning and Development	The subject property is within the Lake Mary Blvd. Gateway Corridor and must comply with the	Info Only

		Seminole County Land Development Code Sec. 30.10.3.	
24.	Planning and Development	At the time of Site Plan review the Plan must demonstrate compliance with the Seminole County Land Development Code for the number of parking spaces required and the parking stall size.	Info Only
25.	Planning and Development	Based on Table 11.3-The minimum parking requirements for General Business/ Retail/Office (including shopping center) are First 10,000 sq. ft. 4 spaces / 1,000 sq. ft., Above 10,000 sq. ft. 3 spaces / 1,000 sq. ft.	Info Only
26.	Planning and Development	The Applicant will be required at the time of Site Plan review to comply with Sec. 30.11.5.8 of the Seminole County Land Development Code.	Info Only
27.	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
28.	Public Safety - Fire Marshal	Aside from the site plan, a separate building permit and review shall be required for the actual installation of the EV chargers.	Info Only
29.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
30.	Public Works - Engineering	The existing Planned Development has a Master Stormwater Management System. It appears that the proposed parking modification/redevelopment does not consist of additional impervious area. If a new impervious area is proposed with the submittal of the Engineering Plans, the applicant will need to demonstrate that the existing Stormwater Management System has sufficient capacity to accommodate the newly proposed impervious area. If the permitted system does not have sufficient capacity, the new generated runoff from the site will need to be adequately treated per the Seminole County and SJRWMD standards, which will require detailed Drainage Plans and Drainage Analysis.	Info Only
31.	Public Works - Engineering	Any modification to the existing paved surface must be in compliance with the latest Americans with Disabilities Act (ADA) Standards.	Info Only

## 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	STATUS	REVIEWER
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-5762 <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Comprehensive Planning	No Review Required	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Buffers and CPTED	Review Complete	Maya Athanas
Building Division	Review Complete	Tony Coleman 407-665-7581 <a href="mailto:acoleman@seminolecountyfl.gov">acoleman@seminolecountyfl.gov</a>

## 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.stml>

### 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.scpaf.org>

### Seminole County Wetland Information:

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

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

<b>Cities:</b>		
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>
<b>Other Agencies:</b>		
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) 665-3621
<b>Other Resources:</b>		
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>
Seminole Co. Property Appraiser		<a href="http://www.scpafl.org">www.scpafl.org</a>