

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	PET PROJECTS FL - PRE-APPLICATION	PROJ #: 26-80000085
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/13/26	
RELATED NAMES:	EP AMBER HONNAGONDANAHALL	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	36-19-32-3AD-002E-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A COMMERCIAL BOARDING KENNEL ON 6.23 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE WEST SIDE OF OSCEOLA BLUFF LN, NORTHEAST OF E OSCEOLA RD	
NO OF ACRES	6.23	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	A-5	
LOCATION	ON THE WEST SIDE OF OSCEOLA BLUFF LN, NORTHEAST E OSCEOLA RD	
FUTURE LAND USE-	R5	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
XUN SHAO PET PROJECTS FL LLC 2620 OSCEOLA BLUFF LN GENEVA FL 32732 (813) 892-6000 [REDACTED]	AMBER HONNAGONDANAHALL PET PROJECTS FL LLC 2620 OSCEOLA BLUFF LN GENEVA FL 32732 (248) 765-1552 [REDACTED]	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

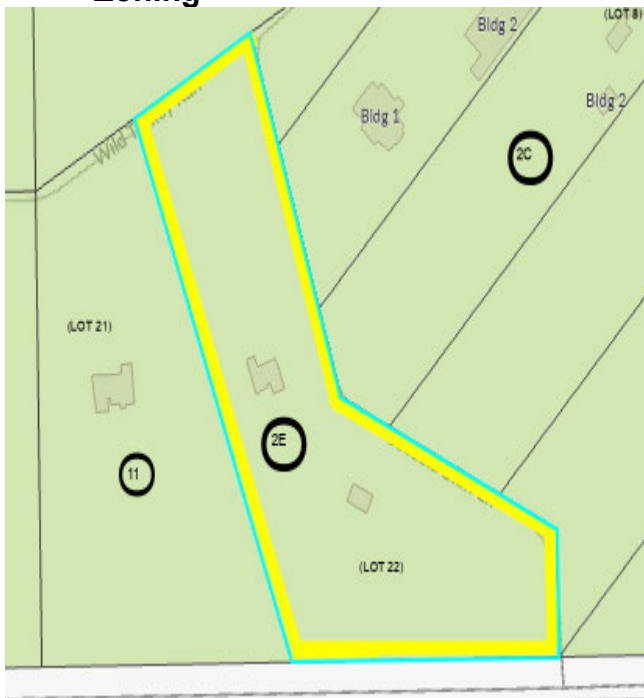
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

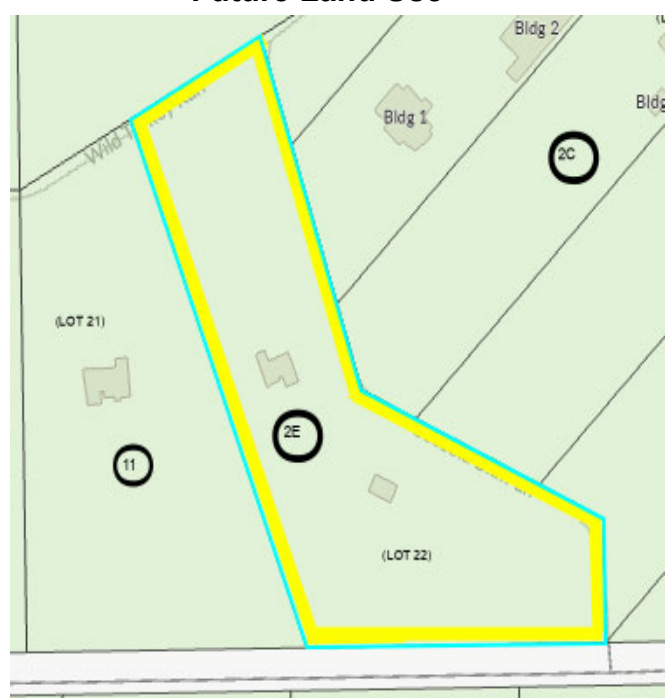
- The zoning designation of this property is A-5 (Rural Zoning Classification/Rural Subdivision Standards) and the Future Land use is Rural – 5 (R-5).
- This property is part of the Osceola Bluff North Five (5) Acre Development (Lot 22).
- This property has an existing detached garage with a living space above it along with the existing principal structure of a single-family home. The applicant is proposing to make the garage area a part of the proposed kennel use by making it the “reception area” and to add additional square footage attached to the garage as the kennel area.
- If the number of animals exceeds ten (10) dogs and a total of twelve (12) animals per residence or premises, the proposed use of a commercial boarding kennel in the A-5 zoning district requires a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	A full buffer review will be done at time of site plan review if it is determined that a site plan is required for the proposed use.	Info Only
2.	Buffers and CPTED Chad Harvey	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED Chad Harvey	Approved plan species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
4.	Buffers and CPTED Chad Harvey	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of	Info Only

		CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	
5.	Buffers and CPTED Chad Harvey	Buffer information can be found here: http://www.municode.com/library/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only
6.	Buffers and CPTED Chad Harvey	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
7.	Buffers and CPTED Chad Harvey	Off-site trees do not count towards the landscape buffer requirements.	Info Only
8.	Buffers and CPTED Chad Harvey	Buffers can overlap into a retention area.	Info Only
9.	Buffers and CPTED Chad Harvey	Off-site trees do not count toward the landscape buffer requirements.	Info Only
10.	Building Division Daniel Losada	- Standard building permit will apply – Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fences/gate systems, signage, access control systems, pools, etc.	Info Only
11.	Building Division Daniel Losada	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
12.	Building Division Daniel Losada	- Type of use and size of building requires fire sprinklers and fire alarms throughout the entire structure.	Info Only
13.	Building Division Daniel Losada	- Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
14.	Building Division Daniel Losada	- Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
15.	Comprehensive Planning David German	The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses per Policy FLU 3.5.2 Rural-5. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to: a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community; b. Permit horses and other livestock on large residential lots; c. Minimize conflicts with agricultural operations (e.g.,	Info Only

		traffic congestion, noise, odor and visual conflicts); and d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.). Based on this, a kennel appears to be an allowable use in the R5 Future Land Use. Minimized traffic, noise, odor and visual conflict are required for the R5 Future Land Use per Comprehensive Plan Policy FLU 3.5.2 Rural-5. The proposed use needs to also be consistent with the underlying zoning and Land Development Code	
16.	Comprehensive Planning David German	Policy FLU 3.2.1 Recognition of East Rural Area The Rural Boundary is delineated on the map titled "Rural Boundary Map" and dated August 10, 2004 and the legal description titled "Legal Description for Rural Areas" and dated August 10, 2004, both of which are on file in the official records of the Clerk of the Board of County Commissioners and in the FLU Exhibit of this Plan. "East Rural Area" for the purpose of this Element, is those lands contained within the area depicted in the above referenced legal description. The County shall continue to enforce Land Development Code (LDC) provision and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognize East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and LDC enforcement consistent with the rural character of such areas.	Info Only
17.	Comprehensive Planning David German	Site is located on the Osceola Road Scenic Corridor. Per Comprehensive Plan Policy FLU 3.2.4 Roadway Corridor Overlay District for Roadways in East Seminole County: For the purposes of this policy the term "minor roadway system" means Florida Avenue, Lockwood Road, Lake Mills Road/Brumley Road that "loops" Lake Mills, Snowhill Road (formerly Chuluota Bypass), Lake Geneva Road, 1st Street, Lake Harney Road, Old Mims Road/Jungle Road, south of State Road 46, Osceola Road, and Mullet Lake Park Road. For minor roadways, the overlay corridor district will extend to a point between 50-100 feet on each side of the road right-of-way which will generally correspond to the building, parking and clearing setbacks unless specifically determined that a particular structure or activity that is located upon property assigned the classification uniquely re-enforces the rural character of the area. Based on this, no building, parking, or clearing can be done within the 50-100ft of E Osceola Road.	Info Only

18.	Environmental Services Maliha Rahman	The proposed development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) 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.	Info Only
19.	Environmental Services Maliha Rahman	This development is located outside the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
20.	Environmental Services Maliha Rahman	This development is located outside of the urban service boundary for utilities, so potable water wells will be needed to service it. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/watersource-drinking-water/content/water-well-construction-rules-forms-and-reference-documents Have the property owner or water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
21.	Natural Resources Christina Seckinger	An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions. Trees that are removed as part of this project may be subject to replacement requirements.	Info Only
22.	Natural Resources Christina Seckinger	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2 Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater in DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of the tree has a rating over 3 or above, the tree must be inspected by the Natural Resource office prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only

23.	Natural Resources Christina Seckinger	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
24.	Natural Resources Christina Seckinger	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 a single-family residential lot. SCLDC 60.8(b).	Info Only
25.	Natural Resources Christina Seckinger	If approved for removal by the Development Services Director or designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Commercial lots under ten thousand (10,000) square feet shall be required to replace specimen trees at a one-to-one ratio of the cumulative caliper of the trees installed to the cumulative DBH of the trees removed. SCLDC 60.9(c).	Info Only
26.	Natural Resources Christina Seckinger	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of trees to be removed to the cumulative caliper of 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
27.	Planning and Development Chad Harvey	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
28.	Planning and Development Chad Harvey	Definition: Kennel, Commercial: Any premises or structure wherein any person or entity engages in training, housing, sheltering, harboring, or boarding of domesticated animals and pets such as dogs and cats over three (3) months of age that exceeds the following numbers: <i>Lots of one (1) acre or less in size:</i> Maximum of six (6) dogs and total of eight (8) animals per residence/ premises.	Info Only

		<i>Lots greater than one (1) acre but less than five (5) acres in size:</i> Eight (8) dogs per residence/premises and a total of ten (10) animals per residence/ premises. <i>Lots five acres or greater:</i> Ten (10) dogs per residence/premises and a total of twelve (12) animals per residence/premises. Commercial kennels used for the purpose of buying, selling, or breeding of dogs and cats is prohibited. This term does not include foster animals housed on a temporary basis and are in the process of being rehomed. If the number of foster animals being housed exceeds the maximum threshold defined herein, the use shall also be regulated by Chapter 20 Animals and Fowl, Seminole County Code, which requires a "Standard of Care" Certificate and annual inspection by Seminole County Animal Services.	
29.	Planning and Development Chad Harvey	If outdoor lighting is proposed, a photometric plan may be required per Chapter 30, Part 15 of the SCLDC. Additionally, Rural Lighting Standards may apply here per FLU Policy 3.1.7 (Rural Lighting Standards) and FLU Policy 2.5.4 Dark Skies Protection.	Info Only
30.	Planning and Development Chad Harvey	The setbacks for the A-5 zoning district are 50' Front yard, 30' Rear Yard, 10' Side Yard and 50' Side Street.	Info Only
31.	Planning and Development Chad Harvey	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html	Info Only
32.	Planning and Development Chad Harvey	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	Info Only
33.	Planning and Development Chad Harvey	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
34.	Planning and Development Chad Harvey	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements:	Info Only

		https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Public-Notice-Amendment-Procedures.pdf	
35.	Planning and Development Chad Harvey	The proposed use of a dog kennel is only permitted in the A-5 Zoning District with an approved Special Exception.	Info Only
36.	Planning and Development Chad Harvey	Application for Special Exception, per Sec. 30.3.1.5 (c) Application for special exception. An applicant for a special exception shall file with Development Services. A conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping	Info Only
37.	Planning and Development Chad Harvey	The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested: (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and (3) Is consistent with the County's comprehensive plan; and (4) Will not adversely affect the public interest; and (5) Meets any special exception criteria described in Additional Use Standards; and (6) Meets the following additional requirements if located in the applicable zone: (a) If located in A-10, A-5, A-3 or A-1: i. Is consistent with the general zoning plan of the rural zoning classifications; and ii. Is not highly intensive in nature; and iii. Is compatible with the concept of low-density rural land use; and iv. Has access to an adequate level of public service such as sewer, water, police, fire, schools and related services.	Info Only

38.	Planning and Development Chad Harvey	Special Exception Application Process: Step 1: The Special Exception request goes to the Planning and Zoning Commission as a public hearing item. Step 2: The Special Exception request goes to the Seminole County Board of County Commissioners for Final approval or denial. (if approved) Step 3: The applicant submits a site plan if required for review and approval by staff, as well as plans required by Seminole County to upgrade/ alter the existing structure.	Info Only
39.	Planning and Development Chad Harvey	Per section 30.11.3 – Quantities of Parking (Table 11.3-A: Minimum Parking Required) of the SCLDC, a minimum of 4 spaces for every 1,000 square feet for the first 3,000 square feet and 3 spaces/1,000 square feet above 3,000 square feet.	Info Only
40.	Planning and Development Chad Harvey	Bicycle Parking Requirements: Medical Office, Veterinarians, and Kennels: Long Term: 1 per 5 employees and Short Term: 1:25,000 square feet (Minimum of 4).	Info Only
41.	Planning and Development Chad Harvey	Per Sec. 30.11.7 (A) Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.	Info Only
42.	Planning and Development Chad Harvey	Staff recommends reaching out to Animal Control regarding licenses and rules for commercial kennels. The number for Animal Control is 407-665-5201.	Info Only
43.	Planning and Development Chad Harvey	Buildings or structures which are intended for use or used for the housing or shelter of livestock or with the operation of an agricultural use or commercial kennels shall observe a minimum setback of fifty (50) feet from any property line and be spaced a minimum of one hundred (100) feet from any residence on an adjacent lot or parcel.	Info Only
44.	Public Safety - Fire Marshal Brenda Paz	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45.	Public Safety - Fire Marshal Brenda Paz	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a	Info Only

		conversion of structure from residential to a commercial use will require modifications.	
46.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 of NFPA 1.	Info Only
47.	Public Safety - Fire Marshal Brenda Paz	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided.	Info Only
48.		Include turning radius analysis with plans. *Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis, Aerial Platform 100, Inside Cramp Angle: 40 degrees, Axle Track: 82.92 inches, Wheel Offset: 5.30 inches, Tread width: 17.5 inches, Chassis Overhang: 68.99 inches, Additional Bumper Depth: 22 inches, Front Overhand: 90.99 inches, Wheelbase: 270 inches, Overall Length: 581.75 inches, Calculated Turning Radius: Inside Turn: 25 ft. 7 in., Curb to Curb: 41 ft. 8 in., Wall to Wall: 48 ft. 5 in.	
49.	Public Safety - Fire Marshal Brenda Paz	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Department before being covered.	Info Only
50.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1.	Info Only
51.	Public Safety - Fire Marshal Brenda Paz	All the following items shall be acknowledged and added to the stie 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).	Info Only

		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 inch clear space shall be maintained around the circumference of fire hydrants and clear space of not less than 60 inches (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 inches NFPA 1, 18.5.7. 7. Hydrant shall be marked with blue reflector that is placed 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.	
52.	Public Works Engineering Andrew Broxton	The proposed project is located within the St. John's drainage basin.	Info Only
53.	Public Works Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
54.	Public Works Engineering Andrew Broxton	Based on preliminary review, the site appears to outfall to St. John's River.	Info Only
55.	Public Works Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
56.	Public Works Engineering Andrew Broxton	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
57.	Public Works Engineering Andrew Broxton	The National Pollutant Discharge Elimination System (NPDES) permit is required for all projects that disturb greater than one acre.	Info Only
58.	Public Works Engineering Andrew Broxton	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalks, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
59.	Public Works Engineering Andrew Broxton	ADA parking and access will have to be shown at site plan review.	Info Only
60.	Public Works Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
61.	Public Works Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Info Only
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061	Info Only
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386	Info Only
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Info Only
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	507-665-7391	Info Only
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Info Only
Public Works – Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	Info Only

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, July 31, 2026, in order to place you on the Wednesday, August 5, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu