

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	FOREST ENTERTAINMENT - SSFLUA & REZONE	PROJ #: 25-20000001
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	2/11/25	
RELATED NAMES:	Z2025-02; 02.25SS.01	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	18-21-30-501-1000-0030+	
NO OF ACRES	.80	
BCC DISTRICT	4-Amy Lockhart	
LOCATION	ON THE SOUTH SIDE OF SR 436, WEST OF ANCHOR RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KIMMY CLARK FOREST ENTERTAINMENT INC 163 S LAKEWOOD CIR WINTER SPRINGS FL 32708	MARC JONES CIPPARONE & CIPPARONE, PA 1525 INTERNATIONAL PKWY STE 10 LAKE MARY FL 32746 (321) 275-5914 MJONES@CIPPARONEPA.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlit/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

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. See the following link to the code for more information https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOP_SP_S30.14.6DELAUSCLIN	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCB	Info Only
3.	Comprehensive Planning	Please submit the Attachment A worksheet: found here https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	Unresolved
4.	Comprehensive Planning	Please submit the Attachment A text section: Found here https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	Unresolved
5.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it. No review required.	Info Only
6.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
7.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
8.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
9.	Planning and Development	Please update the application to state C-3 as opposed to M-1, as discussed.	Unresolved
10.	Planning and Development	The narrative states that the applicant wishes to have the parcels conform with 18-21-30-501-0000-0010, 18-21-30-501-0000-001A, and 18-21-30-501-1000-0010. All three of these parcels have M-1A zoning and the southern parcels have split R-1AA zoning. This application reads as if the only subject parcels for the rezone are 18-21-30-501-1000-0030 and 18-21-30-501-1000-0020. Is this correct? Please update the narrative and/or application to clarify what zoning is proposed and which parcels this request is for.	Unresolved

11.	Planning and Development	Per the 2025 Property Appraiser aerals, there appears to be a structure on the property lines of 18-21-30-501-1000-0030 and 18-21-30-501-1000-0070. Is this correct? The survey does not depict this. 18-21-30-501-1000-0070 appears to have a different owner, in the case where the structure does exist on the property lines there would need to be a resolution of property/structure rights prior to rezoning.	Unresolved
12.	Public Safety - Addressing	The right of way adjacent to properties (Lots 1, 2, 3, and 7) is designated as Brewer Street as changed by Resolution 2021-R-92. A copy of this resolution has been uploaded to the Documents folder for your reference. In all future submissions, including plot plans, site plans for building permits, and site plans for new developments, please ensure that Ford Street is removed and replaced with the correct street name, Brewer Street. This is the official name recognized for 911 emergency response. Additionally, only East Altamonte Drive should be labeled, as this segment is not referred to as State Road 436. SR 436 was changed by Resolution 03-R-105. Please refrain from using terms such as "Platted as," "Formerly known as," or "Known as" in lieu of this requirement. If it is necessary to include platted, known as or former street names, they should be displayed in smaller text, while the correct street names must be presented in larger, more prominent text.	Info Only
13.	Public Safety - Fire Marshal	Future building shall require : 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
14.	Public Safety - Fire Marshal	Future building may require : 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
15.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
16.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
17.	Public Works - County Surveyor	I am not at all comfortable with the establishment of the south line of the property surveyed. The south line should be a straight line but the survey is inconsistent on showing bearings along said line. Until the issue with the encroachments is cleared up i would advise tabling any action on this project as some of the area in question has ownership questions. I am especially concerned as the surveyor set corners for the south line.	Unresolved
18.	Public Works - Engineering	There is no specific issue with the SSFLUA and Rezone for drainage. Note that there are concerns with the downstream drainage from the site. At final engineering a positive and legal outfall from this area will be required or the sites will have to hold the entire 25-year, 24-hour or 100-year, 24-hour storm event onsite depending on the outfall.	Info Only
19.	Public Works - Engineering	There is no specific issue with the SSFLUA and Rezone for traffic. Note that the road to the property is not to County Standard. At final engineering approval the roadway will have to be built to County Standard.	Info Only
20.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS	Info Only

		is to be prepared in accordance with the Countys 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. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	
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AGENCY/DEPARTMENT CONTACT 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	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	No Review Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	No Review Required
Comprehensive Planning	Maya Athanas	mathanas@seminolecountryfl.gov	407-665-7388	Corrections Required
Public Safety-Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Approved
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	No Review Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Approved
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Review Complete Recommend Approval
Public Works – County Surveyor	Ray Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/10/2025	The application fee allows for the initial submittal plus two resubmittals.	Kaitlyn Apgar, Ray Phillips, Maya Athanas

Note: No resubmittal fee for small site plan

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	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) 665-3621

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