

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 10/05/2024, in order to place you on the Wednesday, 10/9/2024 meeting agenda.

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

PROJECT NAME:	SEMINOLE RENEWABLE NATURAL GAS & EVAPORATOR PROJECT - PRE-APPLICATION	PROJ #: 24-80000121
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/17/24	
RELATED NAMES:	EP MARK SHELTON	
PROJECT MANAGER:	KATHY HAMMEL (407) 665-7389	
PARCEL ID NO.:	01-20-32-300-0010-0000+++	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A RENEWABLE NATURAL GAS FACILITY ON 1,161.85 ACRES IN THE PLI ZONING DISTRICT LOCATED ON THE NORTH SIDER OF E OSCEOLA RD, WEST OF SR 46	
NO OF ACRES	1,161.85	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	PLI	
LOCATION	ON THE NORTH SIDE OF E OSCEOLA RD, WEST OF SR 46	
FUTURE LAND USE-	PUBC	
APPLICANT:	CONSULTANT:	
SARA DUSSICH SEMINOLE ENERGY, LLC 700 UNIVERSE BLVD JUNO BEACH FL 33408 (561) 670-4527 SARA.DUSSICH@FPL.COM	MARK SHELTON KIMLEY-HORN & ASSOCIATES, INC 12740 W GRAN BAY PKWY STE 2350 JACKSONVILLE FL 32258 (904) 828-3933 MARK.SHELTON@KIMLEY-HORN.COM	

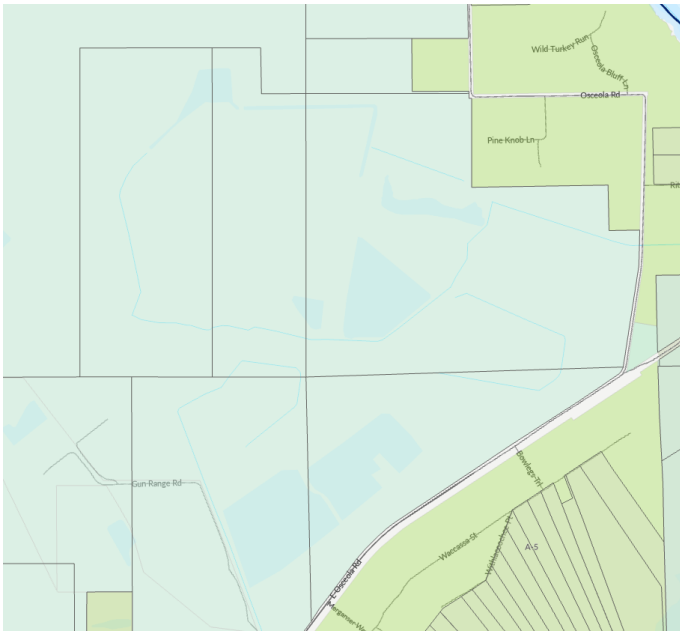
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 proposed use is permitted in the Public Lands and Institute (PLI) district because the use qualifies to be Quasi-Public. A site plan will be required.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE
1	Natural	Library Comment

	Resources Sarah Harttung 9/19/24 2:25 PM	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
2	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater 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 tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
3	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment 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)
4	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
5	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
6	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment 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)
7	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
8	Natural Resources Sarah	Library Comment 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

	Harttung 9/19/24 2:25 PM	60.9(d)(3)
9	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment 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)
10	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment 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)
11	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)
12	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or 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)
13	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment 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)
14	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment 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)
15	Natural Resources Sarah Harttung 9/19/24 3:26 PM	Comment 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 will be required prior to final engineering or site plan approval. SCLDC 45.1(a)
16	Environment al Services James Van Alstine 9/19/24 4:26	Comment This development is located outside of the urban service boundary, so a potable water well 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/water/source-drinking-water/content/water-well-

	PM	construction-rules-forms-and-reference-documents, have the property owner or a 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.
17	Environmental Services James Van Alstine 9/19/24 4:27 PM	Comment This development is located outside of the urban service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. To apply for an 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.
18	Environmental Services James Van Alstine 9/19/24 4:27 PM	Comment This development is located outside of the urban service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.
19	Building Division Jay Hamm 9/20/24 12:51 PM	Library Comment Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
20	Building Division Jay Hamm 9/20/24 12:51 PM	Library Comment Type of use and size of building may require fire sprinklers and fire alarms.
21	Building Division Jay Hamm 9/20/24 12:51 PM	Library Comment A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
22	Public Safety - Fire Marshal Matthew Maywald 9/23/24 12:31 PM	Comment Type of use and size of building may require fire sprinklers and fire alarms.
23	Public Safety - Fire Marshal Matthew Maywald 9/23/24	Comment Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.

	12:31 PM	
24	Public Safety - Fire Marshal Matthew Maywald 9/23/24 12:31 PM	Comment 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
25	Public Safety - Fire Marshal Matthew Maywald 9/23/24 12:31 PM	Comment "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"
26	Public Works - Engineering Vladimir Simonovski 9/26/24 10:00 PM	Comment 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.
28	Public Works - Engineering Vladimir Simonovski 9/26/24 10:01 PM	Comment The proposed project is located within the Saint Johns Drainage Basin.
29	Public Works - Engineering Vladimir Simonovski 9/26/24 10:11 PM	Comment Based on the USDA Web Soil Survey, the site has predominantly Basinger, Samsula, and Hontoon Soils, Depressional (88%), Map Unit Symbol 10, and Arents, 0 to 5 percent slopes (12%), Map Unit Symbol 3. Basinger, Samsula, and Hontoon Soils, Depressional, are classified by the USDA as "Very Poorly Drained" soils. Basinger Soils constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the

		Hydrologic Soil Group as A/D. Samsula Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Hontoon Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Minor Components (Felda, EauGallie, Smyrna, Myakka, and St. Johns) constitute 12% of the Map Unit Composition. Arents, 0 to 5 percent slopes (100%) are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 18 to 36 inches and designates the Hydrologic Soil Group as A/D.
30	Public Works - Engineering Vladimir Simonovski 9/26/24 10:13 PM	Comment Based on the available one (1) foot contours, the topography of the site appears to slope from east to west. The highest ground elevation appears to be 23.0 feet (mid-east) and the lowest 19.0 feet (west).
31	Public Works - Engineering Vladimir Simonovski 9/26/24 10:20 PM	Comment Based on the preliminary review, the site appears to outfall to a narrow (canal like) retention pond that wraps around most of the property and, subsequently, to two major retention areas that serve the entire landfill, one on the north side of the property, and one on the east side. These major retention areas appear to be landlocked basins, without positive outfall to the St. Johns River. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.
32	Public Works - Engineering Vladimir Simonovski 9/26/24 10:21 PM	Comment 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 area, 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 .
33	Public Works - Engineering Vladimir Simonovski 9/26/24 10:21 PM	Comment A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
34	Public Works - Engineering Vladimir Simonovski	Comment The primary access to the subject property is through East Osceola Road, which is owned and maintained by Seminole County. E. Osceola Road is functionally classified as Rural Major Collector Road and

	<p>9/26/24 10:40 PM</p>	<p>represents a rural section roadway (24-foot wide pavement, no curb and gutter, and no pedestrian concrete sidewalk). The roadway geometry and structure meet the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). This section of E. Osceola Road was last resurfaced in 2010, it has Pavement Condition Index (PCI) value of 93, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The Seminole County Landfill internal road is also owned and maintained by Seminole County and represents a rural section roadway (24-foot wide pavement, no curb and gutter, and no pedestrian concrete sidewalk). The roadway geometry and structure meet the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). The paved section of the internal road terminates just to the east of the proposed site for the new RNG facility and turns into a dirt road. The paved internal road will need to be extended to the proposed site, and then, transitioned to the existing dirt road. A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the developments frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7).</p>
<p>35</p>	<p>Public Works - Engineering Vladimir Simonovski 9/26/24 10:41 PM</p>	<p>Comment At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk.</p>
<p>36</p>	<p>Buffers and CPTED Maya Athanas 9/27/24 9:25 AM</p>	<p>Library Comment A full buffer review will be done at time of site plan review. At this time, staff does not expect any buffering to be required for this proposed project unless visible from the right of way or private properties.</p>
<p>37</p>	<p>Comprehensive Planning</p>	<p>Comment The purpose and intent of this land use is to identify locations for a</p>

	Maya Athanas 9/27/24 9:28 AM	variety of public and quasi-public uses, transportation, communication, and utilities. The maximum intensity permitted in this designation is 0.65 floor area ratio. The proposed use is allowed.
38	Planning and Development Kathy Hammel 10/2/24 2:49 PM	Library Comment 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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
39	Planning and Development Kathy Hammel 10/2/24 2:49 PM	Library Comment The proposed use is permitted in current Zoning District designation.
40	Planning and Development Kathy Hammel 10/2/24 2:49 PM	Library Comment 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.shtml
41	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment 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)
42	Natural Resources Sarah Harttung 9/19/24 2:25 PM	Library Comment Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER
Planning and Development	Kathy Hammel khammel@seminolecountyfl.gov

Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Building Division	Jay Hamm jhamm@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.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.scpafl.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

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) 665-3621	

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