

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

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

PROJECT NAME:	HCA SITE - PRE-APPLICATION	PROJ #: 25-80000069
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/13/25	
RELATED NAMES:	EP BROOKS STICKLER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-19-30-300-0280-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT ON 21.61 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
NO OF ACRES	21.61	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
FUTURE LAND USE-	HIPTI	
APPLICANT:		CONSULTANT:
BENJAMIN COLLINS CRESCENT COMMUNITIES 213 W COMSTOCK AVE STE 103 WINTER PARK FL 32789 (615) 589-3020 BCOLLINS@CRESCENTCOMMUNITIES.COM		BROOKS STICKLER KIMLEY-HORN & ASSOCIATES 6876 MARWICK LN STE 350 ORLANDO FL 32827 (407) 502-2258 BROOKS.STICKLER@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.

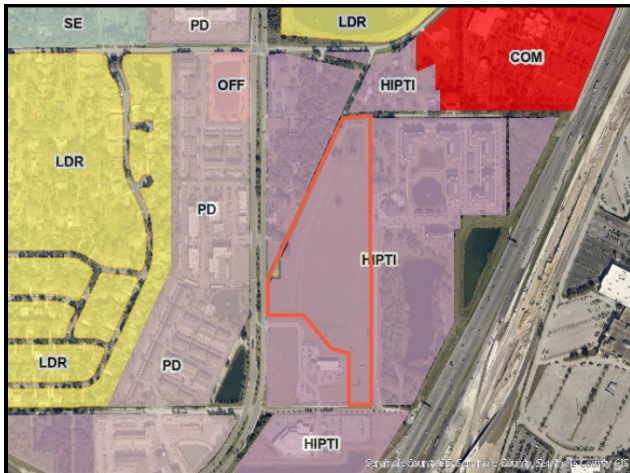
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of High Intensity Planned Development- Target Industry (HIP-TI) and a zoning designation of PD (Planned Development).
- This property is considered Lot two (2) within the International Parkway Medical Center Planned Development.
- Per Seminole County Comprehensive Plan Policy FLU 4.5.3 of the Seminole County Comprehensive Plan states that, residential uses within the HIP-TI Future Land Use designation shall be ancillary to target industry uses and must represent less than fifty (50) percent of the total square footage of any such project.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: HIPTI



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The opacity of each buffer will be determined at the time of Final Development Plan and will be based on the Seminole County Land Development Code Part 11. Per the DO, a wall or berm will not be required within the buffer areas.	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Based on the vacation of the Grant Line Road and Woodruff Springs Road, a reevaluation of the landscape buffers will be done at the time of the PD Rezone.	Info Only
4.	Buffers and CPTED	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.	Info Only
5.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
7.	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
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
11.	Comprehensive Planning	Site has a Future Land Use of HIPTI (High Intensity Planned Development - Target Industry). HIPTI has the following Domestic Units per net buildable acre and FAR (Floor Area Ratio). Abutting residential area - 20 DU/AC ** All other areas - 50 DU/AC * FAR abutting single-family residential area - FAR all other areas - 1.5 * Dwelling Units Per Net Buildable Acre (DU/AC) and Floor Area Ratio (FAR) are the measurements of density or intensity of land use ** Residential uses permitted per Policy FLU 5.8	Info Only
12.	Comprehensive Planning	Zonings allowed in HIPTI are PD or PLI. Per Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards: B Compatibility Guidelines Target Industries must use compatibility guidelines as identified during the Planned Development zoning approval process intended to protect existing adjacent residential communities, including but not limited to: landscaped buffer areas, placement of required open space, drainage and less intense uses nearest to residential uses, wedding cake stepping back, or other creative design of structures	Info Only

		nearest to residential uses, to effect the purpose of ensuring compatibility. Noise and light limitations to mitigate impacts on residential uses must be employed to the extent possible.	
13.	Comprehensive Planning	Per Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards: 2 High density residential uses, subject to the following conditions: a Residential uses in the HIP-TI shall be ancillary to target industry uses and must be functionally and physically integrated into project components; b Residential uses that are functionally integrated into a project are residential uses that are supportive of the project. Residential uses that are physically integrated within a project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways. Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. c Residential uses that are part of mixed-use projects located on HIP-TI lands must represent less than fifty (50) percent of the total square footage of any such project. Based on this, the proposed plan appears to be consistent with the HIPTI Future Land Use.	Info Only
14.	Comprehensive Planning	Per Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards: 5 Medium density residential uses and lower intensity office uses may only be located adjacent to existing subdivisions as a buffer for the existing subdivisions from future target industry development. As a condition of this use, medium density development must provide adequate areas on the development site to buffer the residential uses from future target industry development.	Info Only
15.	Comprehensive Planning	Site is located in the North I-4 Target Area High Tech Economic Development Area. Per Policy FLU 5.6.4 Workforce Housing in Economic Development Target Areas: New housing developments located within any of the economic target areas (areas eligible for Community Development Block Grant funds) shall provide a minimum quantity of housing with prices or rents obtainable by households earning the average wage within the subject Economic Development Target Area, consistent with Policy FLU 7.3.2 Promote Economic Development in Target Areas through Urban Infill and Redevelopment. Exceptions shall be granted in cases where applicants demonstrate that either workforce housing exists within close proximity,	Info Only

		or insufficient market support exists for workforce housing within the subject target area.	
16.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
17.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the east side of Bayvista Lane. There is also 20" PVC potable water main running along the east side of International Parkway as well as what appears to be an 8" PVC water main stub out on the northside of parcel 29-19-30-300-028A-0000 that was intended to service the hospital expansion on parcel 29-19-30-300-0280-0000 in the future.	Info Only
18.	Environmental Services	This development is within Seminole County's sewer service area and is required to connect. There is a sewer manhole near the western property boundary of parcel 29-19-30-300-0280-0000 in International Parkway right of way (this is the preferred connection). There is also a 6" PVC sanitary sewer force main running along the east side of Bayvista Lane. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
19.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 10" PVC reclaim main running along the east side of Bayvista Lane as well as a 20" DIP reclaim main running along the west side of International Parkway.	Info Only
20.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "Grantline Road Utility Record Drawings 2000", "HCA Florida Hospital Utility Record Drawing 2017", and "Integra Crossings Utility Record Drawings 2021" files in the Resources folder on eplan for reference. If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. This request form will be sent out to our department inbox for review and we'll return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
21.	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
22.	Natural Resources	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	Info Only

		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.	
23.	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
24.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
25.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
26.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
27.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
28.	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
29.	Natural Resources	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) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
30.	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 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)	Info Only
31.	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
32.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. SCLDC 30.8.5.3(c)	Info Only

33.	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 will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
34.	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.	Info Only
35.	Planning and 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. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
36.	Planning and Development	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	Info Only
37.	Planning and Development	The proposed development is within the Higher Intensity Planned Development Area (Part 25 Chapter 30; FLU Element Exhibit-24) or Higher Intensity Planned Development Target Industry (FLU Element Exhibit-24), and any application to change the Future Land Use designation from Higher Intensity Planned Development (HIP) shall provide data and analysis to respond to point "F" in the Standards of Review for amendments to the Future Land Use Element to demonstrate that the jobs-to-housing balance required by the Seminole County Comprehensive Plan can be maintained.	Info Only
38.	Planning and Development	The subject site is known as Lot/Tract 2 of the International Parkway Medical Center PD. The PD was approved in 2017 permitting a free-standing emergency room, a hospital, professional and medical office, hotel, and subordinate commercial uses with an overall maximum allowable floor area ratio of 1.0. Per the approved Development Order, development of Lot/Tract 2 that does not include a hospital will require a PD major amendment rezone.	Info Only
39.	Planning and Development	Per the approved International Parkway Medical Center PD Development Order; One (1) access point onto International Parkway is permitted, and Two (2) access points onto Wilson Road is permitted; the eastern most	Info Only

		access point will be for emergency vehicles, employees, and service/delivery vehicles only, and will be designated with the appropriate signage.	
40.	Planning and Development	Any change in access will require a Major Amendment to the Planned Development.	Info Only
41.	Planning and Development	<p>Per Seminole County Comprehensive Plan Policy FLU 4.5.3, residential uses in the HIP-TI FLU shall be ancillary to target industry uses and must represent less than fifty (50) percent of the total square footage of any such project. Residential uses must be functionally and physically integrated into project components.</p> <p>Residential uses that are functionally integrated into a project are residential uses that are supportive of the project.</p> <p>Residential uses that are physically integrated within a project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways.</p> <p>Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. The Applicant must demonstrate compliance with Policy FLU 4.5.3.</p>	Info Only
42.	Planning and Development	<p>Parking requirements are also subject to bicycle parking in compliance with SCLDC 30.11.7.1. Please see the following link regarding short term and long term bicycle parking requirements</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST</p>	Info Only
43.	Planning and Development	On December 12, 2023, the Board of County Commissioners approved the vacation and abandonment of the right-of-way for Grant Line Road and Woodruff Springs Road.	Info Only
44.	Planning and Development	Should the property be subdivided and/or owned by multiple parties, a Property Owner's Association shall be created to manage all common areas and facilities.	
45.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us .	Info Only
46.	Planning and Development	Community Meeting Procedures Section 30.3.5.3:	Info Only

		<ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	
47.	Planning and Development	<p>Per Sec. 30.8.5.3 (b) the Applicant would be required to address how the proposed development would result in providing greater benefits:</p> <p>Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	Info Only
48.	Planning and Development	<p>Per Sec. 30.8.5.3 (c) the Applicant is required to address how the proposed development is meeting or exceeding the following goals –</p> <ol style="list-style-type: none"> (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural 	Info Only

		design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	
49.	Planning and Development	<p>Per Sec. 30.8.5.3 (d) – the Applicant is required to provide a narrative on how the proposed development addresses the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative)</p>	Info Only
50.	Planning and Development	<p>Approval for a PD (Planned Development) rezone is obtained through a two-step process:</p> <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p>Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml </p>	Info Only
51.	Planning and Development	<p>A minimum of 25% open space shall be required. Please see open space requirements per Seminole County Land Development Code Sec. 30.14.2. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.2OPSP </p>	Info Only
52.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements	

		outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/url/Bear-Management-Ordinance-Final-Approved-Document.pdf .	
53.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
54.	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.	Info Only
55.	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
56.	Public Safety - Fire Marshal	"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"	Info Only
57.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
58.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drainage soils.	Info Only
59.	Public Works - Engineering	Based on a preliminary review, the site does not have a viable discharge (piped system, canal or connected waterbody) and known drainage issues exists downstream, therefore the site will be required to retain the entire 100-year, 24-hour storm event volume onsite without discharge.	Info Only
60.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to an onsite drainage system.	Info Only
61.	Public Works - Engineering	Based on a preliminary review, the site does not appear to have an outfall.	Info Only
62.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only

63.	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 .	Info Only
64.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
65.	Public Works - Engineering	If the residential area is proposed to be gated special considerations will be required to not block access to the remaining development.	Info Only
66.	Public Works - Engineering	The accesses to International Parkway will have to be evaluated. Left turn lane extensions may be required. A right turn lane may be required.	Info Only
67.	Public Works - Engineering	There is a proposed development / PD to the north. Co-ordination with that development for cross access with that development will be required.	Info Only
68.	Public Works - Engineering	A signal warrant analysis was previously done showing the necessity for a Traffic signal at Wilson Road and International Parkway. This will have to be re-evaluated based on the new proposed traffic. This project may necessitate the installation of the signal. At minimum a cost share will be required as part of this project.	Info Only
69.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The access next to Bayvista Lane will not be allowed. The Bayvista Lane will have to be shared with this development per the adjacent PD requirements.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

This section shows the reviewers of this project from the various County agencies.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

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