

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

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

PROJECT NAME:	VETERINARY HOSPITAL RELOCATION - PRE-APPLICATION	PROJ #: 25-80000040
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/26/25	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	04-21-29-300-003F-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM OP TO C-1 AND SITE PLAN TO CONVERT BANK BUILDING INTO VETERINARY HOSPITAL ON 1.5 ACRES LOCATED ON THE NORTHEAST CORNER OF SR 434 AND LAKE BRANTLEY DR	
NO OF ACRES	1.5	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	OP	
LOCATION	ON THE NORTHEAST CORNER OF SR 434 AND LAKE BRANTLEY DR	
FUTURE LAND USE-	OFF	
APPLICANT:		
DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM		
CONSULTANT:		
N/A		

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.

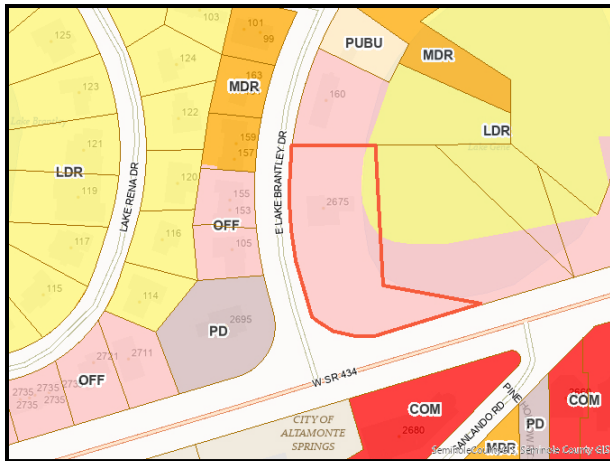
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

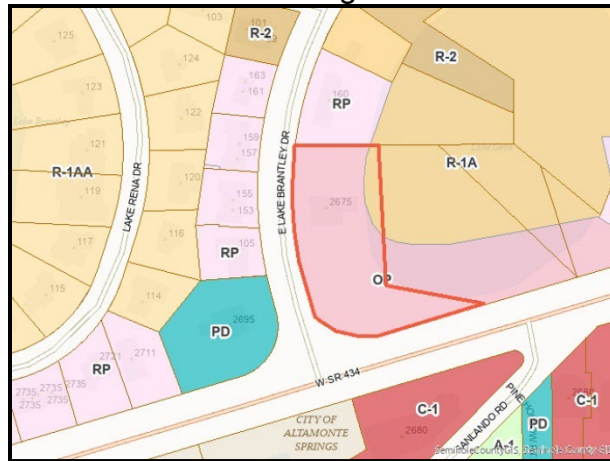
- The subject property has a Future Land Use (FLU) of Office and a zoning designation of OP (Office Professional).
- The current Future Land Use of Office is not compatible with the C-1 Zoning District. A Small Scale Future Land Use Map Amendment (SSFLUMA) will be necessary.
- The proposed rezone to C-1 (Retail Commercial) and Future Land Use Map Amendment to Commercial (COM) that would be required to pursue the rezone to C-1 would not be compatible with the surrounding zoning and trend of development in the area. The alternative option would be to rezone to PD (Planned Development) and pursue a SSFLUMA to Planned Development (PD). In order to rezone and amend the Future Land Use to PD, all criteria per the SCLDC and Comprehensive Plan must be met. Please see the Seminole County Land Development Code (SCLDC) for more information: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE

PROJECT AREA ZONING AND AERIAL MAPS

FLU: Office



Zoning: OP



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.3 and 30.14.3.5 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Approximate buffer requirements will be calculated based on project intensity per Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone. 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.	Info Only
5.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
6.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
8.	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
9.	Comprehensive Planning	The subject property has an Office (OFF) Future Land Use designation, which allows a 0.35 floor area ratio.	Info Only
10.	Comprehensive Planning	A rezone to C-1 would require a Future Land Use amendment to Commercial (COM), which allows a 0.35 floor area ratio. Due to the residential character of the area, staff would not recommend the amendment to COM.	Info Only
11.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is an 8" DIP potable water main running along the west side of E Lake Brantley Road. There is already an existing water meter and service connection that can be reused.	Info Only

12.	Environmental Services	The proposed development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system would 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
13.	Environmental Services	This development is not within any reclaim irrigation service areas 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.	Info Only
14.	Environmental Services	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.shtml . 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. A request form will be sent out to our department inbox for review, and we'll get back to you 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
15.	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
16.	Planning and Development	The current Future Land Use of Office is not compatible with the C-1 Zoning District. A Future Land Use Map Amendment will be necessary.	Info Only
17.	Planning and Development	The intent of the OP Office District is to promote orderly and logical development of land for offices and service activities, to discourage integration of noncomplementary land uses that may interfere with the proper function of the District, and to assure adequate design in order to maintain the	Info Only

		integrity of existing or future nearby residential areas. The ultimate site must provide a low intensity of land usage and site coverage to enable the lot to retain a well-landscaped image so as to readily blend with nearby residential areas; buildings are low profile.	
18.	Planning and Development	SETBACKS: The setbacks for the OP zoning district are: 25 feet Front Yard, 10 feet Rear yard, side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation. The setbacks for the C-1 zoning district are: 25 feet Front Yard, 10 feet Rear yard, side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.	Info Only
19.	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
20.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: 4 spaces per every 1,000 square feet for the first 3,000 square feet of area. Any area above the 3,000 square feet would warrant 3 parking spaces per 1,000 square feet.	Info Only
21.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
22.	Planning and Development	The required open space for the C-1 and OP zoning districts is 25%. Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features. Please see the following link for more information regarding open space https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.2OPSP	Info Only
23.	Planning and Development	The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands. The Commercial Future Land Use designation allows a maximum Floor Area Ratio (F.A.R.) of 0.35	Info Only
24.	Planning and Development	Staff does not support the Small Scale Future Land Use Map Amendment (SSFLUMA) to Commercial that is required in order to rezone the subject property to C-1 (Retail Commercial). However, the alternative option would be to rezone to PD (Planned Development) and pursue a SSFLUMA to Planned Development (PD). In order to rezone to PD, all criteria per the SCLDC and Comprehensive Plan must be met.	Info Only
25.	Planning and Development	A Small Scale Future Land Use and Rezone may take between 4-6 months and involves a public hearing with the	Info Only

		Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (50) acres will require a second Adoption hearing with the Board of County Commissioners.	
26.	Planning and Development	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/urllt/Community-Meeting-Procedure.pdf	Info Only
27.	Planning and Development	The Planned Development Future Land Use designation requires 25% open space. Please see Objective FLU 4.4 in the Comprehensive Plan for more information on criteria of the FLU (page 77 of the pdf) https://www.seminolecountyfl.gov/core/fileparse.php/3289/urllt/Future-Land-Use-Element-and-Exhibits-FINAL.pdf	Info Only
28.	Planning and Development	<p>PD Criteria: The Planned Development (PD) Zoning District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations.</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 though 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: (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.</p> <p>Additionally: Any proposed development under the PD ordinance must address the following goals: (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 design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p>	Info Only

29.	Planning and Development	An application to rezone to PD is required to include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (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)	Info Only
30.	Planning and Development	This property is located within the Urban Bear Management Area. All commercial properties are required to place Refuse within a Bear Resistant Commercial Refuse Container. Bear Resistant Commercial Refuse Containers must remain secured at all times except when loading or unloading the Refuse, and the area around the container must be kept clean of Refuse and debris. If damaged in a manner that would permit bear access, the damage must be reported to the company responsible for the maintenance of the container and repaired within forty-eight (48) hours after the damage is discovered. Commercial Property collection service customers will be responsible for any cost associated with compliance with this requirement.	Info Only
31.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
32.	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
33.	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
34.	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 21/2 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	Info Only

		provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
35.	Public Works - Engineering	At Site Plan application, please demonstrate no net increase in impervious area. Otherwise, the site may need to meet additional requirements for stormwater.	Info Only
36.	Public Works - Engineering	Please ensure new parking spaces and drive aisle meet County requirements per Section 30.1223 of the County Land Development Code.	Info Only
37.	Public Works - Engineering	Please ensure ADA signage meets County requirements per detail T-19 of the County Public Works Manual.	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