

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

PROJECT NAME:	AZALEA BLOOM - PRE-APPLICATION	PROJ #: 24-80000103
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/06/24	
RELATED NAMES:	EP OSCAR PAUL	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-21-31-300-0140-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DEVELOPMENT OF MULTIFAMILY HOUSING ON 3 ACRES IN THE C-3 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 426, WEST OF CAMP RD	
NO OF ACRES	3.00	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	C-3	
LOCATION	ON THE NORTH SIDE OF SR 426, WEST OF CAMP RD	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
OSCAR PAUL NATIONAL COMMUNITY RENAISSANCE 7214 FOREST CITY RD ORLANDO FL 32810 (850) 703-8810 OPAUL@NATIONALCORE.ORG	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.

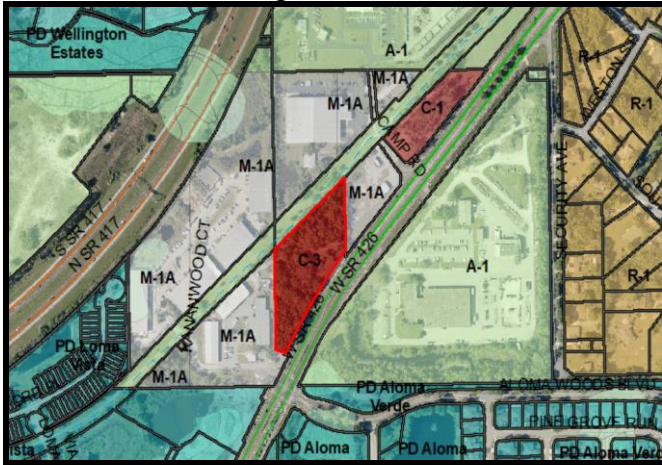
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

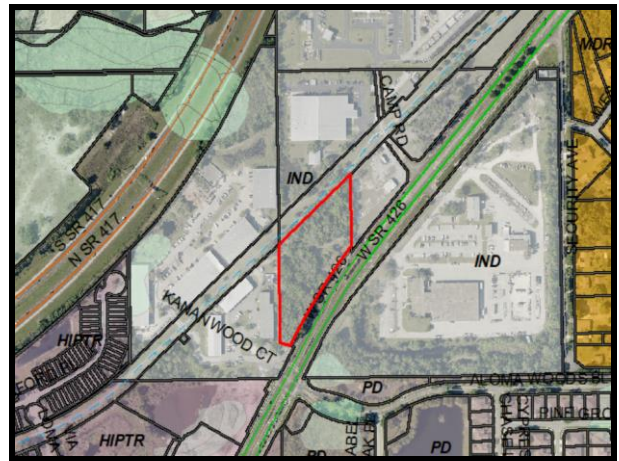
- The subject site has a Future Land Use of Industrial and a C-3 (Heavy Commercial and Very Light Industrial) zoning designation.
- The Applicant's next step is the Site Plan review process.
- The C-3 (Heavy Commercial and Very Light Industrial) qualifies for the Live Local Act.

PROJECT AREA ZONING AND AERIAL MAPS

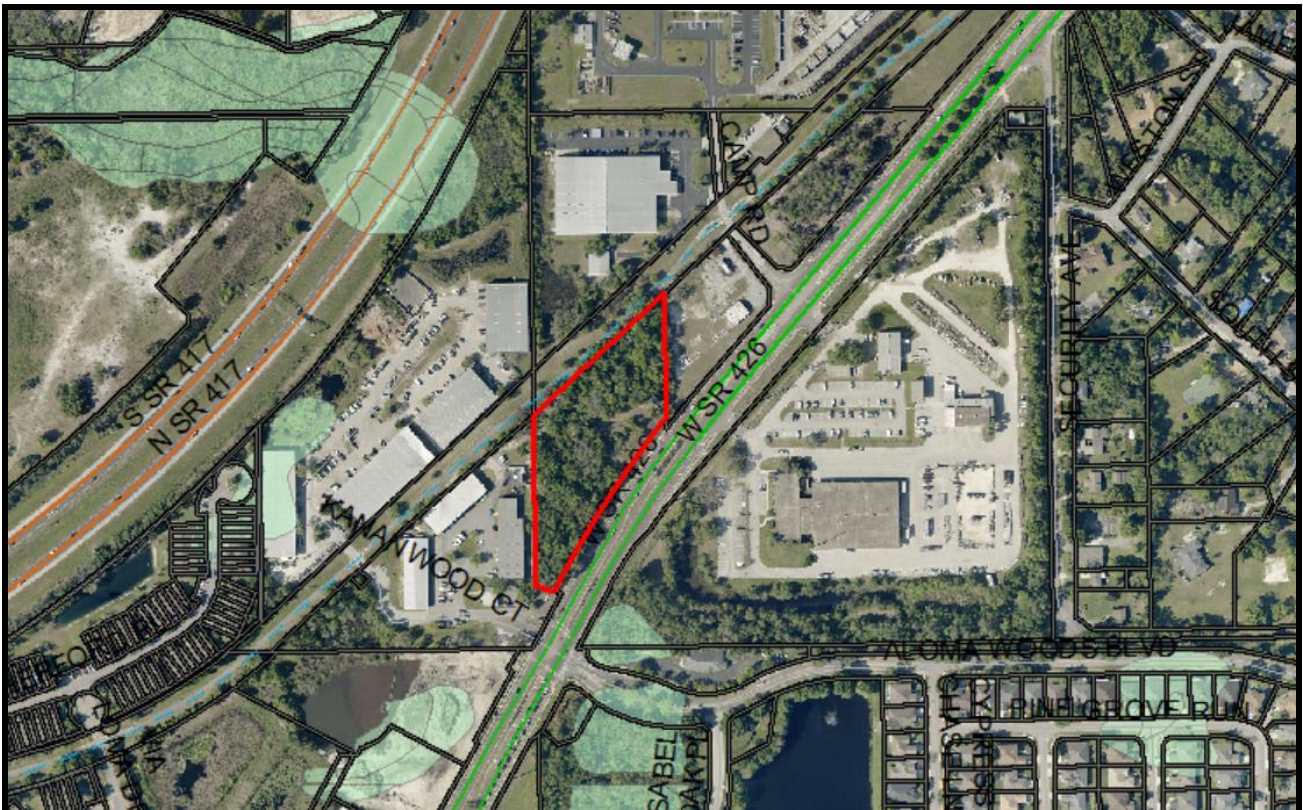
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	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 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
6.	Buffers and CPTED	Under the Live Local Act, the proposed development will still be required to meet the Seminole County buffering requirements per the Land Development Code. This will be reviewed through the site plan review.	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. This would apply to any communal spaces that have kitchen facilities.	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	The subject property has an Industrial Future Land Use designation. However, if the project qualifies for development through the Live Local Act, a density of 50 dwelling units per acre is allowed.	Info Only
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
13.	Environmental Services	There is an 8-inch diameter PVC potable water line running along the western property boundary on AK Business Center property. There is also a 16-inch diameter PVC potable water line running along the frontage of Aloma Avenue. An easement may be	Info Only

		needed to gain access to the water line on AK Business Center property.	
14.	Environmental Services	There is no reclaimed water service available to this property.	Info Only
15.	Environmental Services	There is a 16-inch diameter PVC sanitary sewer pressurized force main pipe running along the southeast side of Aloma Avenue. There is also a County owned manhole on AK Business Center property that feeds into the County's AK Business Center Lift Station. An easement may be needed to gain access to this manhole.	Info Only
16.	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
17.	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 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.	Info Only
18.	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
19.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	Natural Resources	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 single-family residential lots. SCLDC 60.8(b)	Info Only
22.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one	Info Only

		(1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	
23.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
24.	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
25.	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
26.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
27.	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
28.	Natural Resources	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)	Info Only
29.	Natural Resources	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 60.9(d)(3)	Info Only
30.	Natural	Understory trees shall not make up more than twenty-	Info Only

	Resources	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)	
31.	Natural Resources	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)	Info Only
32.	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)	Info Only
33.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
34.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
35.	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
36.	Natural Resources	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)	Info Only
37.	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
38.	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	Info Only

		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	The setbacks for the R-4 (Multi-Family Dwelling) zoning district are: The perimeter boundary building setbacks are: Twenty-five (25) feet for the Front Yard, Rear yard, Side Yard, and Side Street. Increase the setback by ten (10) feet for each story over one.	Info Only
40.	Planning and Development	Based on Florida State Statute Section 125.01055(7)(a) - A county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a county may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes. The land use preemption does not apply to airport-impact areas as provided in s. 333.03. The proposed use of multi-family is a permitted use in current Zoning District designation based on the Live Local Act (Senate Bill 102).	Info Only
41.	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.stml	Info Only
42.	Planning and Development	Parking requirements for the subject use of affordable multi-family apartments are: 1,000 SF or greater - 2 spaces / dwelling unit, Less than 1,000 SF - 1.5 spaces / dwelling unit, Studio Apartment / Efficiency - 1 space / dwelling unit.	Info Only
43.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. Please refer to Part 15 Chapter 30, sec. 30.15.1.	Info Only
44.	Planning and Development	Per Sec. 30.14.2.3 (d)- No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space.	Info Only

45.	Planning and Development	Per Sec. 30.14.2.3 (f)- No parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.	Info Only
46.	Planning and Development	The subject site has an Industrial Future Land Use and C-3 (Heavy Commercial and Very Light Industrial) Zoning. The C-3 zoning district does qualify for the Live Local Act. The Applicant would not be required to Rezone the property. <ul style="list-style-type: none"> • The next step for the Applicant would be Site Plan Approval. • Under the C-3 (Heavy Commercial and Very Light Industrial) zoning district, the provision of multifamily uses is not permitted; however, the Applicant is required to develop to the standards of the R-4 (Multi-Family Dwelling) district excluding density, height, land use, and Floor Area Ratio (F.A.R.). 	Info Only
47.	Planning and Development	On July 23, 2024, the Seminole County Board of County Commissioners approved to Opt-out of the missing middle property tax exemption.	Info Only
48.	Planning and Development	The Applicant will be required to fill out an Attainable Housing checklist. Please fill out the form provide in this link: https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/Attainable-Housing-Checklist-6-11-24ADA.pdf . Please email the Attainable Housing checklist to Quentin Grose at 407-665-2311 or qgrose@seminolcountyfl.gov .	Info Only
49.	Planning and Development	Per Sec. 30.4.9.2: R-4 (Multiple-Family Dwelling) district has the following building site regulations. The maximum lot coverage for dwelling structures shall be determined in accordance with the building height. For example, twenty (20) feet or less requires thirty (30) percent maximum lot coverage.	Info Only
50.	Planning and Development	The allowable height is within one (1) mile radius of the site. The Avila PD is within the one (1) mile radius and allows up to forty-five (45) feet and three (3) stories;	Info Only

		therefore, the Applicant can build up to forty-five (45) feet and three (3) stories.	
51.	Planning and Development	The size and number of bedrooms in affordable units must be proportional to the size and number of bedrooms in the market rate units (e.g., if 30% of the market rate units are one- bedroom units, then approximately 30% of the affordable units must be one-bedroom units).	Info Only
52.	Planning and Development	Access to affordable units must be provided through the same principal entrance(s) used by market rate units. An exterior door to an individual unit is exempt from this requirement.	Info Only
53.	Planning and Development	All common areas and amenities must be accessible and available to all unit occupants (both affordable and market rate units).	Info Only
54.	Planning and Development	In order to ensure that affordable units are provided in a similar manner across all projects, affordable units must meet the following requirements: Affordable units must be located proportionally within the development site. In single-building development sites, affordable units must not be grouped in one portion of the building. In multi-building development sites, affordable units must be located in the majority of the buildings and must not be grouped in one building.	Info Only
55.	Planning and Development	40% of residential units are within 120% AMI (Area Median Income). A 30-year affordability commitment is required.	Info Only
56.	Planning and Development	The finishes and building materials for both the interior and exterior of affordable units must be the same as those used for market rate units.	Info Only
57.	Planning and Development	A site plan must be approved prior to issuance of building permits. The development must meet all other multifamily residential standards in code and be consistent with the Comprehensive Plan, with the exception of density, height, and land use.	Info Only
58.	Planning and Development	The highest density allowed on the proposed site is fifty (50) dwelling units per acre.	Info Only
59.	Planning and Development	Net Buildable Definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
60.	Planning and Development	The Open Space requirement in the R-4 (Multiple-Family Dwelling) zoning district is 35%.	Info Only
61.	Planning and Development	At the time of building permit, A dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards.	Info Only

		https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT64OREPALOLARE_S30.1233MIDEST	
62.	Planning and Development	Prior to building permit approval, the County Approved Stamped Site Plan must be uploaded to the building permit. Copies of the County approved/Stamped site plan are available for download after attendance of the pre-construction meeting and issuance of the engineering site permit.	Info Only
63.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
64.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
65.	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
66.	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
67.	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
68.	Public Safety -	Include turning radius analysis with plans. * Turning	Info Only

	Fire Marshal	radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. 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 Overhang: 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. Overall length: 48 ft 6in.	
69.	Public Works - Engineering	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.	Info Only
70.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
71.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5 % slopes (100%), Map Unit Symbol 31. Tavares-Millhopper Fine Sands, 0-5 % slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition.	Info Only
72.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from the south center to the north, east, and west. The highest ground elevation appears to be 64.0 feet (south center) and the lowest 56.0 feet (north and west/southwest).	Info Only
73.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the adjacent properties (north, east, and west side), and the State of Florida DOT (FDOT) "right-of-way" (West State Road 426) (south side), with no viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. There is, however, and existing Stormwater	Info Only

		<p>Conveyance System along the west side of West State Road 426 that is owned and maintained by FDOT. The applicant will need to check with FDOT if this system can be used as an outfall for the site. If FDOT determines that this defined conveyance system can be used as an outfall for the subject property, per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the predevelopment rate of discharge for a 25-Year, 24-Hour storm event. 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.</p>	
74.	Public Works - Engineering	<p>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.</p>	Info Only
75.	Public Works - Engineering	<p>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)</p>	Info Only
76.	Public Works - Engineering	<p>The primary access to the subject property is through West State Road 426. W. S.R. 426 is owned and maintained by the State of Florida DOT (FDOT) and is functionally classified as Urban Minor Arterial Road. All the proposed work in the public "right-of-way" will need to be permitted through FDOT.</p>	Info Only
77.	Public Works - Impact Analysis	<p>A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the ITE Trip Generation Manual, 11th Ed. The TIS 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.</p>	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS 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	STATUS	REVIEWER
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	Paul Zimmerman 407-665-2040 pzimmerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-57625 vsimonovski@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 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