

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

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

PROJECT NAME:	SLAVIA STATION - PRE-APPLICATION	PROJ #: 24-80000116
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/12/24	
RELATED NAMES:	EP T. GRAY FRAZIER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	20-21-31-501-0000-0050	
PROJECT DESCRIPTION	PROPOSED SITE PLAN AND REZONE TO REINSTATE OF EXPIRED MDP ON 1.45 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF SR 426, SOUTH OF RED BUG RD	
NO OF ACRES	1.45	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF SR 426, SOUTH OF RED BUG RD	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
JAN POSTAVA SLAVIA STATION, LLC 723 BEAR CREEK CIR WINTER SPRINGS FL 32708 (225) 803-7636 JANBDAVISON@GMAIL.COM	T. GRAY FRAZIER TGF ARCHITECTURE, INC 137 E CRYSTAL LAKE AVE LAKE MARY FL 32746 (407) 324-7423 TGRAYTGF@EARTHLINK.NET	

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.

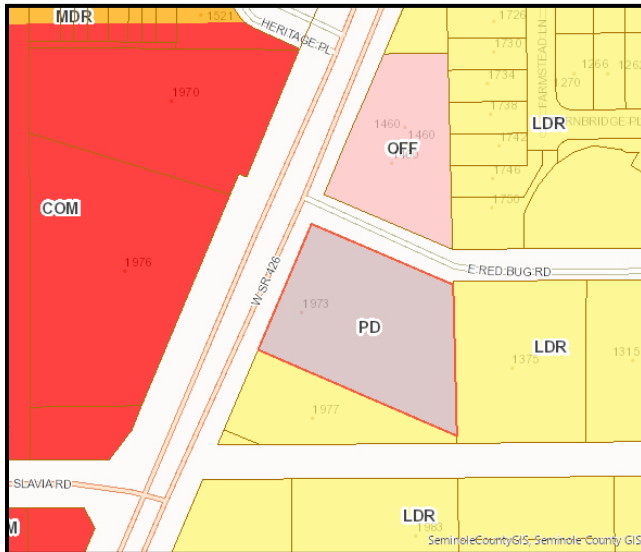
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

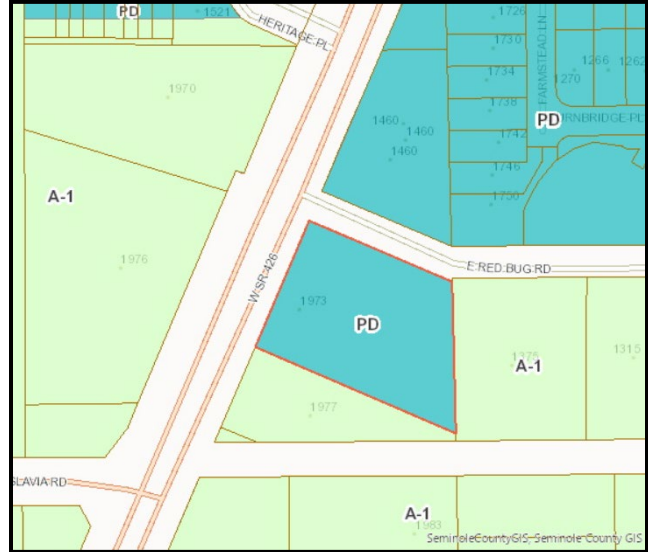
- The subject property has a Future Land Use (FLU) designation of Planned Development and has a zoning classification of PD (Planned Development), known as the Obeda Property PD approved on August 14, 2007.
- The Obeda Property PD is considered expired, as a Final Development Plan was not submitted within five (5) years of the rezone approval, per Seminole County Land Development Code Chapter 30, Part 25, Section 30.446. In order to reinstate the PD entitlements, a rezone is required.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: PD



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of major amendment/rezone for Planned Developments.	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	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.	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
7.	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
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	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.	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.	Info Only
12.	Comprehensive Planning	The Future Land Use Designation of Planned Development allows for OP and CN uses and a list of other specific uses outlined in the Development Order. Any use that isn't listed in the Development Oder will require a Future Land Use Amendment.	Info Only
13.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the northwest side of West State Road 426 as well as an 8" PVC potable water main running along the north side of East Red Bug Road. Please note that a potable water service line and water meter have already been installed on the west side of this development (can be reused).	Info Only

14.	Environmental Services	This development is within Seminole County's sanitary sewer service area but is not required to connect. There is a 12" PVC force main running along the southeast side of West State Road 426. The developer would have to build a private lift station to pressurize the sanitary sewer discharge to connect to our system.	Info Only
15.	Environmental Services	This development is within Seminole County's reclaim water service area but since there are no reclaim water lines nearby, 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
16.	Environmental Services	Be advised that West State Road 426 is an FDOT right of way so any utility construction work within this area will require an FDOT right of way permit.	Info Only
17.	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
18.	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
19.	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
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	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
23.	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

24.	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
25.	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
26.	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
27.	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
28.	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
29.	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
30.	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
31.	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
32.	Planning and Development	The Obeda Property PD is considered expired since a Final Development Plan was not submitted within 5 (five) years of the Development Order for the rezone. A PD rezone is required to reinstate any entitlements on the property.	Info Only

33.	Planning and Development	A Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
34.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. 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. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
35.	Planning and Development	Approval for a planned development is obtained through a two-step process. The first step is an approval of the master development plan and rezoning of the land by the Board of County Commissioners. The second step consists of final development plan approval by the Development Services Director along with the recording of the developer's commitment agreement.	Info Only
36.	Planning and Development	The Final Development Plan may be submitted concurrently as the Engineered Site Plan.	Info Only
37.	Planning and Development	Permitted uses per the original PD, DO #07-22000005, are OP (Office) and CN (Restricted Neighborhood Commercial) uses plus banks, churches, day nurseries, kindergartens, restaurants without drive-in and above office/retail flats.	Info Only
38.	Planning and Development	The setbacks per Obeda Property PD DO #07-22000005, are as follows: North- 25 feet, South- 50 feet, East- 50 feet, and West 25 feet.	Info Only
39.	Planning and Development	Required parking is dependent on land use and is subject to all requirements contained within LDC Sec. 30.11 including bicycle parking (as applicable). https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE	Info Only
40.	Planning and Development	A minimum of 25% open space will be required on the subject site. Open space is defined as any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities. Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.	Info Only
41.	Planning and Development	Review criteria for PD Rezones include consistency with the Comprehensive Plan and provision of greater	Info Only

		<p>benefit/innovation than conventional zoning would typically provide. The PD Rezone Application should include a narrative addressing all of the following: How the proposed development addresses the goals of the Comprehensive Plan, why the proposed development cannot be achieved under an existing conventional or special zoning district, how the proposed development provides an innovative approach to land development, and description of benefits to the County that cannot be achieved under the existing provisions of this Code.</p> <p>Please see LDC Sec. 30.8.5.3 Review Criteria for more information https://library.municode.com/fl/seminole_county/codes/land_development_code?nodemd=SECOLADECO_CH30ZOR_E_PT8SPZODI_S30.8.5PDPLDE</p>	
42.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
43.	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
44.	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
45.	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
46.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning 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	Info Only

		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.	
47.	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
48.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
49.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5 % slopes (95%), Map Unit Symbol 31; and Myakka and EauGallie Fine Sands (5%), Map Unit Symbol 20. 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. Myakka and EauGallie Fine Sands are classified by the USDA as "Poorly Drained" soils. Myakka Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. EauGallie Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A. Minor Components (Pompano, flooded and Basinger) constitute 10% of the Map Unit Composition.	Info Only
50.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from east to west/northwest. The highest ground elevation appears to be 42.0 feet (east) and the lowest 41.0 feet (northwest).	Info Only
51.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the State of Florida DOT (FDOT) "right-of-way" (West State Road 426), 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, an existing Stormwater Conveyance System along the east side of West State Road 426 that is owned and maintained by FDOT. The applicant will need to check with FDOT if this	Info Only

		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 pre development 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.	
52.	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 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 .	Info Only
53.	Public Works - Engineering	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)	Info Only
54.	Public Works - Engineering	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. There are currently two existing concrete driveways that provide access to the subject property from this road. All the proposed work in the public "right-of-way" will need to be permitted through FDOT. An alternative access to the subject property is through East Red Bug Road. E. Red Bug Road is functionally classified as Local Road and was last resurfaced in 2018. The roadway geometry and structure meet the current Seminole County standards; it is an urban section roadway (24-feet wide pavement, curb and gutter, and pedestrian concrete sidewalk along the north side). E. Red Bug Road was last inspected in 2023, it has Pavement Condition Index (PCI) value of 95, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Local Road is 200 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Driveways on opposite sides on any undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). Special consideration will be given to this project since the eastern adjacent property has an existing driveway abutting the eastern boundary	Info Only

		<p>line of the subject property. Parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.A). If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.B). Special consideration will be given to this project since the eastern boundary line of the subject property and the existing driveway providing access to the eastern adjacent property do not provide for adequate clearance. A full access driveway may be considered at approximately 150 feet from West S.R. 426, that will align with the existing driveway along the north side of E. Red Bug Road. Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). 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). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).</p>	
55.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to	Info Only

		<p>a development and all other roadways adjacent and contiguous to a proposed development. Therefore, pedestrian concrete sidewalk shall be constructed along the entire property frontage (south side of E. Red Bug Road). The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk. 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. 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.</p>	
--	--	---	--

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	Reviewer	Email	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
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	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5762
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