

**SEMINOLE COUNTY GOVERNMENT**1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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| <b>PROJECT NAME:</b>                                                                                                                                    | <b>PIEDMONT TOWNPARK - MIXED USE - PRE-APPLICATION</b>                                                                                               | <b>PROJ #: 25-80000112</b> |
| APPLICATION FOR:                                                                                                                                        | DR - PRE-APPLICATION DRC                                                                                                                             |                            |
| APPLICATION DATE:                                                                                                                                       | 10/17/25                                                                                                                                             |                            |
| RELATED NAMES:                                                                                                                                          | EP VIJAY SEELAM                                                                                                                                      |                            |
| PROJECT MANAGER:                                                                                                                                        | ANNIE SILLAWAY (407) 665-7936                                                                                                                        |                            |
| PARCEL ID NO.:                                                                                                                                          | 31-19-30-300-0010-0000                                                                                                                               |                            |
| PROJECT DESCRIPTION                                                                                                                                     | PROPOSED SITE PLAN FOR A MIXED USE DEVELOPMENT ON 18.42 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF 417 |                            |
| NO OF ACRES                                                                                                                                             | 18.42                                                                                                                                                |                            |
| BCC DISTRICT                                                                                                                                            | Andria Herr                                                                                                                                          |                            |
| CURRENT ZONING                                                                                                                                          | PD                                                                                                                                                   |                            |
| LOCATION                                                                                                                                                | ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF 417                                                                                                 |                            |
| FUTURE LAND USE-                                                                                                                                        | HIPTI                                                                                                                                                |                            |
| SEWER UTILITY                                                                                                                                           | SEMINOLE COUNTY UTILITIES                                                                                                                            |                            |
| WATER UTILITY                                                                                                                                           | SEMINOLE COUNTY UTILITIES                                                                                                                            |                            |
| <b>APPLICANT:</b>                                                                                                                                       | <b>CONSULTANT:</b>                                                                                                                                   |                            |
| STEPHEN NOVACKI<br>EASTWIND ACQUISITIONS LLC<br>6900 TAVISTOCK LAKES BLVD STE<br>ORLANDO FL 32827<br>(321) 274-1438<br>SNOVACKI@EASTWINDDEVELOPMENT.COM | VIJAY SEELAM<br>ENGLAND-THIMS & MILLER INC<br>1411 EDGEWATER DR STE 200<br>ORLANDO FL 32804<br>(407) 815-3358<br>SEELAMV@ETMINC.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

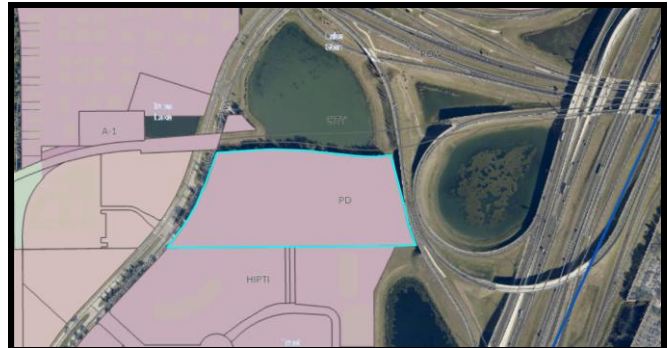
- The subject property has a Future Land Use of Planned Development and PD (Planned Development) zoning.
- The PD Development Order was approved on July 28, 2015, and the Developer's Commitment Agreement was approved on December 12, 2019. Per the PD requirements substantial development must occur within 8 years of approval of the Master Development plan. The entitlements for the Piedmont Townpark PD have expired, a rezone to PD would be required.
- The HIP-TI (Higher Intensity Planned Development – Target Industries) are uses that the County is looking to be established on the subject property.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

| NO. | REVIEWED BY                            | TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | STATUS    |
|-----|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1.  | Buffers and<br>CPTED<br>Annie Sillaway | Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 2.  | Buffers and<br>CPTED<br>Annie Sillaway | A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| 3.  | Buffers and<br>CPTED<br>Annie Sillaway | 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 |
| 4.  | Buffers and<br>CPTED<br>Annie Sillaway | Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, 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." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.                              | Info Only |
| 5.  | Buffers and<br>CPTED<br>Annie Sillaway | Approved plant species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area. | Info Only |
| 6.  | Building<br>Division<br>Phil Kersey    | 10/28/25: - Standard permitting will be required. - Each structure and element will require a separate permit, Example: each proposed building, dumpster enclosures, fence/ gate systems, signage, etc....                                                                                                                                                                                                                                                                                                                                            | Info Only |
| 7.  | Building<br>Division<br>Phil Kersey    | 10/28/25: - The proposed multi-family structure and parking garage will require full fire alarm and fire sprinkler systems. - The proposed grocery, gym and retail buildings, due to proposed size will require full fire sprinkler system, and potentially full fire alarm depending on final permitted design.                                                                                                                                                                                                                                      | Info Only |
| 8.  | Building<br>Division<br>Phil Kersey    | 10/28/25: - It is highly recommended to include phasing of occupancy for the multi-family and garage buildings in your overall design and permit submissions. This will allow for greater flexibility when it comes to finalizing each phase/ section and allowance for occupancy. The                                                                                                                                                                                                                                                                | Info Only |

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|     |                                                 | Building Division welcomes early development conversations to assist with this concept.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |
| 9.  | Comprehensive Planning<br>Maya Athanas          | The proposed mixed use development would require a Future Land Use amendment to MXD (MXD). Residential density in MXD is limited to 30 dwelling units per net buildable acre, but may go up to 60 dwelling units per acre for projects for which parking is provided in a structure. Limited surface parking may be provided on-street, for ADA accessibility, for valet, or as short-term visitor parking.                                                                                                                                                                                                  | Info Only |
| 10. | Comprehensive Planning<br>Maya Athanas          | In the MXD FLU: The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of 0.20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.                                                                                                                                                                                                                                                                                                            | Info Only |
| 11. | Comprehensive Planning<br>Maya Athanas          | Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment and the Land Development Code. The proposed plan would need to be revised to create more pedestrian and cycle connectivity between the residential and commercial uses.                                                                                                          | Info Only |
| 12. | Comprehensive Planning<br>Maya Athanas          | The proposed uses are not permitted in the HIP-TI Future Land Use designation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 13. | Comprehensive Planning<br>Maya Athanas          | Staff may not support a FLU amendment to PD since mixed use developments are permitted in MXD. An amendment to PD FLU is not allowed for the purpose of increasing density.                                                                                                                                                                                                                                                                                                                                                                                                                                  | Info Only |
| 14. | Environmental - Impact Analysis<br>Becky Noggle | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Info Only |
| 15. | Environmental Services<br>James Van Alstine     | This development is within Seminole County's potable water service area and will be required to connect. There are three 8" PVC potable water main stub outs at the property line of this development. One is at the southwest corner of the property near the public fire hydrant on International Parkway. The second is near the midpoint of the western property line along International Parkway. The third is near the property boundary between this development and parcel 31-19-30-509-0H00-0000 which is a private cross access road with a utility easement dedicated to Seminole County over it. | Info Only |
| 16. | Environmental Services<br>James Van             | This development is within Seminole County's sanitary sewer service area and will be required to connect. There is a manhole located near the southwest corner of the                                                                                                                                                                                                                                                                                                                                                                                                                                        | Info Only |

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|     | Alstine                                     | property near the public fire hydrant on International Parkway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           |
| 17. | Environmental Services<br>James Van Alstine | This development is within Seminole County's reclaim irrigation service area and will be required to connect. There is an 8" PVC reclaim water main stubbed out near the property line along International Parkway (roughly 150 ft northeast from the southeast corner of the property).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only |
| 18. | Environmental Services<br>James Van Alstine | If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a> . 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 |
| 19. | Natural Resources<br>Sarah Harttung         | Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| 20. | Natural Resources<br>Sarah Harttung         | 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 |
| 21. | Natural Resources<br>Sarah Harttung         | 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 |
| 22. | Natural Resources<br>Sarah Harttung         | Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Info Only |
| 23. | Natural Resources<br>Sarah Harttung         | Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |

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| 24. | Natural Resources<br>Sarah Harttung | 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<br>Sarah Harttung | 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<br>Sarah Harttung | 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 |
| 27. | Natural Resources<br>Sarah Harttung | 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 |
| 28. | Natural Resources<br>Sarah Harttung | 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 |
| 29. | Natural Resources<br>Sarah Harttung | In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)                                                                                                                  | Info Only |
| 30. | Natural Resources<br>Sarah Harttung | 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<br>Sarah Harttung | 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<br>Sarah Harttung | 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                                                                                                                                   | Info Only |

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|    |                                            | engineering or site plan approval. SCLDC 45.1(a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |
| 1. | Planning and Development<br>Annie Sillaway | At the time of the PD Rezone, since the Future Land Use is HIP-TI (Higher Intensity Planned Development - Target Area) the Applicant will need to demonstrate that they are providing HIP-TI Target industries as defined in Exhibit FLU - 36 Target Industry Uses. The proposed uses of retail, grocery store, and gym are not HIP-TI target industries. As part of the PD Rezone, the Applicant must state that they are the proposing Target Industry Uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Info Only |
| 2. | Planning and Development<br>Annie Sillaway | <p><b>1st step-</b> 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&amp;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><b>2nd step-</b> Approval of the Final Development Plan (FDP) and Developers 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><b>3rd step</b> (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning &amp; Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension).</p> <p><b>Steps 2 &amp; 3</b> may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC.</p> <p><b>Step 4 Approval of Site Plan/Final Engineering Plans:</b> If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.</p> | Info Only |

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|    |                                                    | <p><b>Step 5 Final Plat:</b> The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
| 3. | <p>Planning and Development<br/>Annie Sillaway</p> | <p>At the time of the PD Major Amendment the Applicant will be required to demonstrate that they meet the review criteria per Sec. 30.8.5.3 Review Criteria - Sec. 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <p>Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, 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"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per household.</li> <li>(6) Transit-oriented development.</li> <li>(7) Provision of new multimodal connectivity.</li> <li>(8) Innovation in water or energy conservation.</li> <li>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. In Addition, Per SCLDC Sec. 30.8.5.3</li> </ol> <p>(c): Any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> <li>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</li> <li>(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. Sec. 30.8.5.3</li> </ol> | Info Only |

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|  |  | <p>(d) The PD application shall 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.</p> <p>(e) Residential PD Design Standards:</p> <p>(1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.(2)Front-facing garage doors must be set back a minimum of twenty (20) feet.(3)Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.(4)Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.</p> <p>(f) Required Residential Neighborhood Improvements:</p> <p>(1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall:</p> <ul style="list-style-type: none"> <li>a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site.</li> <li>b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier.</li> <li>c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees.</li> <li>d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas.</li> </ul> <p>(2) Fifty (50) percent of pond frontage must be open to streets or community parks.</p> |  |
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|    |                                            | <p>a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk.</p> <p>b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements).</p> <p>Sec. 30.8.5.3(g) Common Usable Open Space Standards Sec. 30.8.5.11 Development Standards The PD Master Development Plan and Development Order shall define the overall intent of the PD, including but not limited to, permitted and prohibited uses; the maximum density or intensity; access points; building setbacks; and buffers. The PD (Planned Development) Master Development Plan and conditions of approval associated with the Development Order must demonstrate consistency with SCLDC Sec. 30.8.5.5 Master Development Plan Submittal and Review. Info Only</p>                                                                                                                                                                                                                                                                                                                                                                                                                                        |           |
| 4. | Planning and Development<br>Annie Sillaway | <p>Per Policy FLU 4.5.3 (2) High density residential uses, subject to the following conditions:</p> <ul style="list-style-type: none"> <li>a. Residential uses in the HIP-TI shall be ancillary to target industry uses and must be functionally and physically integrated into project components;</li> <li>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 GROW WALKABLE, ACTIVE PLACES   FLU-85 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.</li> </ul> <p>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.</p> | Info Only |
| 5. | Planning and Development                   | <p>Per Sec. 30.11.7.4 Table 11.7A:<br/>Minimum Number of Bicycle Parking Spaces Required:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Info Only |

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|  | Annie Sillaway | <p>Residential, Multi-Family:<br/>Long-Term - 1:5 units (minimum 2) and Short-Term - 1:10 units, General Business / Retail: Long-Term - 1: 25,000 sf and Short-Term: 1: 7,500 sf (minimum 4).</p> <p>30.11.7.1 Bicycle Parking Requirements. 30.11.7.2 Applicability. Bicycle parking shall be provided in accordance with the standards of this Part and shall be made available prior to the issuance of any Certificate of Occupancy/Completion for the use being served. 30.11.7.3 General Bicycle Parking Requirements.</p> <p>(a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required.</p> <p>(1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors.</p> <p>(2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures.</p> <p>(b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities.</p> <p>(c) Bicycle parking facilities may be located in the rear fifty (50) percent of any required front yard setback, but shall not be located in any vehicle parking space required under this Part, except where a vehicle parking space is specifically converted to bicycle parking spaces by approval of the Development Services Director.</p> <p>(d) Bicycle parking located within a parking garage must be located within fifty (50) feet of a pedestrian access point which includes an elevator or first floor sidewalk connection. If the bicycle parking is located within an</p> |  |
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|    |                                            | enclosed room within the parking structure, the distance requirement to an elevator or pedestrian entrance is no more than 200 feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |
| 6. | Planning and Development<br>Annie Sillaway | <p>Per Sec. 30.11.6.3 Circulation in Parking Areas:</p> <p>(a) Minimum accessway shall be twelve (12) feet for one-way traffic, or twenty-four (24) feet for two-way traffic.</p> <p>(b) Schools and Day Care Centers must provide adequate off-street space for loading and unloading of children.</p> <p>(c) Off-street loading and unloading area requirements. On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage warehouse, food processing or wholesale distribution plant, goods display, department store, wholesale store, market, hotel, office, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for the maneuvering, standing, loading, and unloading services in order to avoid undue interference with public use of the streets or alleys.</p> <p>(d) Off-street loading and unloading space defined. An open, hard-surfaced area, other than a street or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors, and trailers. Such space shall not be less than twelve (12) feet in width, fifty-five (55) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.</p> | Info Only |
| 7. | Planning and Development<br>Annie Sillaway | <p>Per Sec. 30.11.3 Quantities of Parking required:</p> <p>Residential Unit - 1,000 SF or greater: 2 spaces / dwelling unit, Less than 1,000 SF: 1.5 spaces / dwelling unit</p> <p>Studio Apartment / Efficiency: 1 space / dwelling unit.</p> <p>General Business / Retail / Office (including Shopping Centers): First 10,000 sq. ft.: 4 spaces / 1,000 sq. ft., Above 10,000 sq. ft.: 3 spaces / 1,000 sq. ft.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| 8. | Planning and Development<br>Annie Sillaway | The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| 9. | Planning and                               | If outdoor lighting is proposed, a photometric plan may be                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info      |

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|     | Development<br>Annie Sillaway                 | required. (Part 64 Chapter 30, sec. 30.1234.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Only         |
| 10. | Planning and<br>Development<br>Annie Sillaway | <p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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).</li> </ul> | Info<br>Only |
| 11. | Planning and<br>Development<br>Annie Sillaway | <p>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24" x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.</p>                                                                                                                                                                                                 | Info<br>Only |
| 12. | Planning and<br>Development<br>Annie Sillaway | <p><b>Net Buildable Definition:</b> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info<br>Only |
| 13. | Planning and<br>Development<br>Annie Sillaway | <p><b>F.A.R. Definition:</b> The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Info<br>Only |
| 14. | Planning and<br>Development<br>Annie Sillaway | <p><b>Open space:</b> 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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info<br>Only |

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|     |                                            | 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. A Rezone to PD (Planned Development) would require the proposed development to provide a minimum twenty (25) percent open space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |
| 15. | Planning and Development<br>Annie Sillaway | ***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: 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 |
| 16. | Planning and Development<br>Annie Sillaway | Sec. 30.14.15. - Screening. (a) Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise. (b) Refer to Part 9 for Pool Screen Enclosure standards. | Info Only |
| 17. | Planning and                               | The PD Development Order was approved on July 28,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info      |

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|     | Development<br>Annie Sillaway                 | 2015, and the Developer's Commitment Agreement was approved on December 12, 2019. Per the PD requirements substantial development must occur within 8 years of approval of the Master Development plan. The entitlements for the Piedmont Townpark PD have expired, a rezone to PD would be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Only         |
| 18. | Planning and<br>Development<br>Annie Sillaway | <p>At the time of the PD Rezone the Applicant will need to state as a note on the plan how many phases may be intended.</p> <p>At the time of the Final Development Plan, the applicant will need to provide the number of phases. Sec. 35.67. - Phased development. Each phase of any development shall be capable of standing on its own if subsequent areas planned for development are not developed.</p> <p>PD Phasing Per Sec. 30.8.5.11 (b):</p> <p>(1) Where a planned development is to be built in phases, the PD application shall include a proposed phasing plan for the site, including a schedule for completion of all improvements shown on the approved master development plan. Once a phasing plan has been approved, no land may be used and no building may be occupied except in accordance with such plan.</p> <p>(2) The purpose of a phasing plan is to ensure that crucial features serving the development are provided as needed and not delayed to the detriment of property owners and other users of the site. Such features may include, but are not limited to, buffers, stormwater retention, road access points and transit shelters. Phase configurations shall be logical and consistent with the purposes of the approved PD master plan. The Board of County Commissioners may stipulate that any or all portions of required landscaping and/or buffering, or other improvements and amenities be provided during the first phase of development, even though some buffer areas, improvements, or amenities or portions thereof lie outside the phase.</p> <p>(3) Each phase, at a minimum, must include adequate parking, stormwater management facilities, landscaping, and all other features needed to serve that portion of the development. In order to ensure the efficient implementation of the approved PD master development plan concepts, the Board may require that selected site improvements be constructed at a faster rate than the overall development. These improvements may be related to engineering design, general requirements of this Code, or other provisions of the approved master</p> | Info<br>Only |

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|     |                                              | <p>development plan and may include, but are not limited to parking, stormwater management facilities, erosion control measures, buffering, and supporting retail or other employment uses. Where the applicant agrees to provide off-site improvements, such as traffic signals, turn lanes, and sewer lines, the Board of County Commissioners may require such improvements to be in place upon completion of any phase of the development.</p> <p>(4) Where a planned development must achieve a minimum density or intensity due to requirements of the Comprehensive Plan or other considerations, each phase shall individually achieve such density or intensity unless the master development plan or PD development order provide otherwise. Where a PD has been approved as a specific type of development in support of Comprehensive Plan policies (e.g., including but not limited to transit oriented development, mixed use in the MXD future land use), each phase shall substantially advance the approved concepts for the overall development.</p> |           |
| 19. | Planning and Development                     | <p>Please reach out to Gui Cunha the Director of Economic Development he may be able to help the Applicant find companies that are target industries that may be interested on bringing their business to this subject property.</p> <p>Contact: Gui Cunha<br/> <a href="mailto:gcunha@seminolecountyfl.gov">gcunha@seminolecountyfl.gov</a><br/> 407-665-2901</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| 20. | Public Safety - Fire Marshal Matthew Maywald | Type of use and size of building may require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 21. | Public Safety - Fire Marshal Matthew Maywald | 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 |
| 22. | Public Safety - Fire Marshal Matthew Maywald | 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 |
| 23. | Public Safety - Fire Marshal Matthew Maywald | <p>"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).</p> <p>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,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |

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|     |                                                       | 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 provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" |              |
| 24. | Public Safety -<br>Fire Marshal<br>Matthew<br>Maywald | 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: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft                                                                                                                                                                                                                                                                                                                                                                              | Info<br>Only |
| 25. | Public Works -<br>Engineering<br>Jim Potter           | The proposed project is located within the Lake Monroe drainage basin. This area is partly land locked.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info<br>Only |
| 26. | Public Works -<br>Engineering<br>Jim Potter           | Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info<br>Only |
| 27. | Public Works -<br>Engineering<br>Jim Potter           | Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge for those areas of the site without a positive outfall. The portion of the site that was designed to go to the roadway system can still discharge the allowed rate and volume permitted to go there.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info<br>Only |
| 28. | Public Works -<br>Engineering<br>Jim Potter           | Based on 1 ft. contours, the topography of the site appears to slope in multiple directions. A portion of the site will go to the northwest. Some will go to the east and some to the south.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info<br>Only |
| 29. | Public Works -<br>Engineering                         | Based on a preliminary review, a portion of the site does not appear to have a viable outfall. There is a portion of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info<br>Only |

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|     | Jim Potter                                     | the site that appears to outfall to the International Parkway drainage system.                                                                                                                                                                                                                                                                                                                                                                                                       |           |
| 30. | Public Works - Engineering<br>Jim Potter       | A detailed drainage analysis will be required at final engineering.                                                                                                                                                                                                                                                                                                                                                                                                                  | Info Only |
| 31. | Public Works - Engineering<br>Jim Potter       | 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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .                                                                                                              | Info Only |
| 32. | Public Works - Engineering<br>Jim Potter       | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| 33. | Public Works - Engineering<br>Jim Potter       | There are 2 existing accesses to that site. The plan appears to match those accesses. At final engineering the signal and turn lanes will have to be reviewed to ensure proper functionality based on the revised plan.                                                                                                                                                                                                                                                              | Info Only |
| 34. | Public Works - Impact Analysis<br>Arturo Perez | A Traffic Impact Study (TIS) will be required for this project . The TIS is to be prepared in accordance with the County's 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. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> . | Info Only |

## DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

| DEPARTMENT                      | STATUS             | REVIEWER                                                                                                                 |
|---------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------|
| Public Works - Engineering      | Review Complete    | Jim Potter 407-665-5764<br><a href="mailto:JPOTTER@SEMINOLECOUNTYFL.GOV">JPOTTER@SEMINOLECOUNTYFL.GOV</a>                |
| Environmental - Impact Analysis | Review Complete    | Becky Noggle 407-665-2143<br><a href="mailto:BNOGGLE@SEMINOLECOUNTYFL.GOV">BNOGGLE@SEMINOLECOUNTYFL.GOV</a>              |
| Public Safety - Fire Marshal    | Review Complete    | Matthew Maywald 407-665-5177<br><a href="mailto:MMAYWALD@SEMINOLECOUNTYFL.GOV">MMAYWALD@SEMINOLECOUNTYFL.GOV</a>         |
| Environmental Services          | Review Complete    | James Van Alstine 407-665-2014<br><a href="mailto:JVANALSTINE@SEMINOLECOUNTYFL.GOV">JVANALSTINE@SEMINOLECOUNTYFL.GOV</a> |
| Buffers and CPTED               | Review Complete    | Annie Sillaway 407-665-7936<br><a href="mailto:ASILLAWAY@SEMINOLECOUNTYFL.GOV">ASILLAWAY@SEMINOLECOUNTYFL.GOV</a>        |
| Natural Resources               | Review Complete    | Sarah Harttung 407-665-7391<br><a href="mailto:SHARTTUNG@SEMINOLECOUNTYFL.GOV">SHARTTUNG@SEMINOLECOUNTYFL.GOV</a>        |
| Planning and Development        | Review Complete    | Annie Sillaway 407-665-7936<br><a href="mailto:ASILLAWAY@SEMINOLECOUNTYFL.GOV">ASILLAWAY@SEMINOLECOUNTYFL.GOV</a>        |
| Public Works - Impact Analysis  | No Review Required | Arturo Perez 407-665-5716<br><a href="mailto:APEREZ@SEMINOLECOUNTYFL.GOV">APEREZ@SEMINOLECOUNTYFL.GOV</a>                |
| Comprehensive Planning          | Review Complete    | Maya Athanas 407-665-7388<br><a href="mailto:MATHANAS@SEMINOLECOUNTYFL.GOV">MATHANAS@SEMINOLECOUNTYFL.GOV</a>            |
| Building Division               | Review Complete    | Phil Kersey 407-665-7460<br><a href="mailto:PKERESY@SEMINOLECOUNTYFL.GOV">PKERESY@SEMINOLECOUNTYFL.GOV</a>               |

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### 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/>

### Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

### Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

### Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

|                   |                |                                                                      |
|-------------------|----------------|----------------------------------------------------------------------|
| Altamonte Springs | (407) 571-8150 | <a href="http://www.altamonte.org">www.altamonte.org</a>             |
| Casselberry       | (407) 262-7751 | <a href="http://www.casselberry.org">www.casselberry.org</a>         |
| Lake Mary         | (407) 585-1369 | <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>           |
| Longwood          | (407) 260-3462 | <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>           |
| Oviedo            | (407) 971-5775 | <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>       |
| Sanford           | (407) 688-5140 | <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>             |
| Winter Springs    | (407) 327-5963 | <a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a> |

### Other Agencies:

|                                   |               |                |                                                                  |
|-----------------------------------|---------------|----------------|------------------------------------------------------------------|
| Florida Dept of Transportation    | <b>FDOT</b>   |                | <a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>     |
| Florida Dept of Enviro Protection | <b>FDEP</b>   | (407) 897-4100 | <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>     |
| St. Johns River Water Mgmt Dist   | <b>SJRWMD</b> | (407) 659-4800 | <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>               |
| Health Department                 | <b>Septic</b> | (407) 665-3605 | <a href="http://www.floridahealth.gov">www.floridahealth.gov</a> |

### Other Resources:

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Flood Prone Areas | <a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a> |
| Watershed Atlas   | <a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>                                             |