

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

Comment Document – Initial Submittal

PROJECT NAME:	WAYSIDE DRIVE ASSEMBLAGE - PD MAJOR AMENDMENT	PROJ #: 25-20500011
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	7/11/25	
RELATED NAMES:	Z2025-017	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-501-0000-0010+++	
PROJECT DESCRIPTION:	PROPOSED PD MAJOR AMENDMENT TO ADD 3 PARCELS ZONED A-1 TO AN EXISTING PD APPROVED FOR MULTI-FAMILY RESIDENTIAL AND COMMERCIAL USES ON 20.59 ACRES LOCATED ON THE SOUTH SIDE OF WAYSIDE DRIVE EAST OF INTERNATIONAL PKWY	
NO OF ACRES:	20.59	
BCC DISTRICT:	5-HERR	
LOCATION:	SOUTH SIDE OF WAYSIDE DRIVE EAST OF INTERNATIONAL PKWY	
FUTURE LAND USE:	HIPTI	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DOUGLAS HOEKSEMA 101 S. NEW YORK AVENUE SUITE 201 WINTER PARK FL 32789 (407) 415-3293 MJHOEKSEMA@DOUGLSPARTNERSLLC.COM	BENJAMIN BECKHAM 431 E HORATIO AVENUE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Based on the analysis during the review of the MDP, the Applicant is required to provide a 0.5 opacity along the portion of International Pkwy and a 0.4 opacity adjacent to the single-family residence. These buffers can wait to be accessed at the time of the Final Development Plan.	Info Only
2.	Buffers and CPTED Annie Sillaway	A ten (10) foot wide landscape buffer with 0.1 opacity is required on one side of the west access point; however, staff would like the Applicant to provide a ten (10) foot wide landscape buffer on both sides of the access area along the west. Please update the Master Development Plan to show that landscape buffers will be provided on both sides of the west access point.	Info Only
3.	Comprehensive Planning Maya Athanas	Is a FLU amendment proposed for parcels 29-19-30-300-018C-0000 and 29-19-30-300-0190-0000? The Future Land Use diagram in the top left corner indicates a FLU amendment to HIP-TI for these parcels. If so, please submit a FLU Amendment application and the Attachment A text and worksheet documents.	Unresolved
4.	Comprehensive Planning Maya Athanas	Note 6 "permitted uses" references FLU Exhibit-40. The correct exhibit number for the target industry uses is 36. Please correct.	Unresolved
5.	Comprehensive Planning Maya Athanas	Additional comments may be generated at the next cycle based on contents of resubmittal.	Info Only
6.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the south side of Wayside Drive as well as a 20" PVC potable water main running along the east side of International Parkway.	Info Only
7.	Environmental Services James Van Alstine	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 15" PVC gravity main running along the south side of Wayside Drive	Info Only

		as well as a 15" PVC gravity sewer main running along the centerline of International Parkway.	
8.	Environmental Services James Van Alstine	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 20" DI reclaim water main running along the north side of Wayside Drive as well as a 20" DI reclaim water main running along the west side of International Parkway.	Info Only
9.	Environmental Services James Van Alstine	On Sheet MP101: Master Development Plan, please update our utility provider contact information to the following: WATER, WASTEWATER, AND RECLAIM (or WATER, SEWER, AND RECLAIM) SEMINOLE COUNTY UTILITIES DEPARTMENT 500 W. LAKE MARY BLVD. SANFORD, FL 32773 PHONE: 407-665-2024	Unresolved
10.	Planning and Development Annie Sillaway	Please provide a legal description of the property.	Unresolved
11.	Planning and Development Annie Sillaway	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
12.	Planning and Development Annie Sillaway	As part of the PD Major Amendment Rezone, the Applicant must provide a detailed narrative explaining how the proposed development complies with the review criteria outlined under Sec. 30.8.5.3.	Unresolved
13.	Planning and Development Annie Sillaway	On the MDP, under the Site Data Table Note #4, please revise the HIP-TI (Higher Intensity Planned Development Target Industry) calculations to reflect the total acreage of the HIP-TI future land use designation. Update the proposed maximum net residential building square footage and the allowable forty-nine (49) percent, accordingly, based on the revised total HIP-TI area. Per Policy FLU 4.5.3 (c) - Residential uses that are part of mixed-use projects located on HIP-TI lands must represent less than fifty (50) percent of the total square footage of any such project.	Unresolved

14.	Planning and Development Annie Sillaway	On the MDP, please revise the dotted line to accurately depict the boundaries between the Commercial and HIP-TI Future Land Use.	Unresolved
15.	Planning and Development Annie Sillaway	Residential uses within HIP-TI (Higher Intensity Planned Development - Target Industries) areas shall be secondary and supportive to the primary target industry uses. Residential development must contribute to the function and vitality of the overall project and cannot be standalone. All residential uses must be: Functionally integrated, meaning they support and are related to the target industry operations (e.g., housing for employees, executive suites, live/work units). Physically integrated, meaning they are either: Within the same structures as the nonresidential components (strongly encouraged), or Located on the same site or on directly adjacent or nearby parcels, with clear physical linkages to nonresidential components. Be connected to nonresidential areas through internal circulation networks, such as local roads, shuttles/trolleys, bike lanes, and pedestrian walkways. Share access to community amenities such as public plazas, open spaces, greenways, or pocket parks. Where feasible, utilize shared parking facilities to support integrated land use.	Info Only
16.	Planning and Development Annie Sillaway	Please update the Future Land Use legend on the MDP to correspond with the site layout, and remove all references to the Future Land Use amendment from the callouts in the legend since there is not a proposed land use amendment.	Unresolved
17.	Planning and Development Annie Sillaway	On the MDP, under Land Use Data Note #4, please update the total acreage for the Commercial Future Land Use designation and revise the corresponding maximum density and Floor Area Ratio (F.A.R.) calculations.	Unresolved
18.	Planning and Development Annie Sillaway	On the MDP, under Land Use Data Note #4, revise the total acreage of the HIP-TI (High Intensity Planned Development) Future Land Use area. In addition, revise the maximum net and gross F.A.R., maximum residential building square footage, and maximum residential density as needed.	Unresolved
19.	Planning and Development Annie Sillaway	On the MDP, under the site data table Note #5, please update the allowable proposed maximum F.A.R. and the HIP-TI proposed non-residential F.A.R. calculation to reflect the revised change	Unresolved

		in total HIP-TI acreage.	
20.	Planning and Development Annie Sillaway	On the MDP site layout, please update the total acreage for the Commercial, Target Industry, and Target Industry/Multi-Family areas based on the acreage change to the Commercial Future Land Use.	Unresolved
21.	Planning and Development Annie Sillaway	On the MDP, under Land Use Data Note #5 – Proposed Maximum F.A.R., the total acreages for the Commercial, HIP-TI (Non-Residential), and Residential categories need to be updated to reflect the revised acreage for the Commercial and Target Industry areas.	Unresolved
22.	Planning and Development Annie Sillaway	During the BCC meeting where the initial PD Rezone was approved, the Board raised concerns about the project's phasing—specifically the timing of development for the target Industry uses and the multi-family component. To address this during the PD Major Amendment process, staff requests that the Applicant provide a phasing plan that clearly outlines the timeline for developing both the target Industry areas and the multi-family units. As stated in the Comprehensive Plan, multi-family development should be ancillary to the Target Industry uses.	Unresolved
23.	Planning and Development Annie Sillaway	Additional comments may be generated at the next cycle based on contents of resubmittal.	Unresolved
24.	Public Safety - Addressing Lily Kay	On the 001-MP101-Master Development Plan, "The Brick Road", "Grant Line Road", and "Woodruff Springs Road" are no longer valid private roads and have been removed from our 911 Addressing Database.	Info Only
25.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
26.	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
27.	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

28.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
29.	Public Safety - Fire Marshal Matthew Maywald	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
30.	Public Safety - Fire Marshal Matthew Maywald	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
31.	Public Works - County Surveyor Raymond Phillips	Please show the section work with actual found monumentation as most of the descriptions consist of fractional descriptions. All I see on this survey is conjecture on the section work. There	Unresolved

		is a lot of found monumentation that you are not holding but yet you set corners and build your boundary from those. no corners set or found for L-19, L20 and L21?	
32.	Public Works - Engineering Jim Potter	Please specify the movements wanted for the new access point. A full access unsignalized may not be supported. A right in right out and left in would be more likely to be approved.	Unresolved
33.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for the proposed redevelopment. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung
Public Safety - Fire Marshal	Approved	Matthew Maywald
Buffers and CPTED	Approved	Annie Sillaway
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle
Public Safety - Addressing	Approved	Lily Kay
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
9/4/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Ray, Jim Maya, James
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org