

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

PROJECT NAME:	COLEMAN COMPLEX - PRE-APPLICATION	PROJ #: 23-80000147
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/03/23	
RELATED NAMES:	EP CHARLIE COLEMAN	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	07-21-30-509-0A00-0020	
PROJECT DESCRIPTION	PROPOSED REZONE TO DEMOLISH A STRUCTURE TO BUILD A PROFESSIONAL OFFICE AND RESTAURANT ON 0.34 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF RONALD REAGAN BLVD, NORTH OF E ALTAMONTE SPRINGS DR	
NO OF ACRES	0.34	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	R-1	
LOCATION	ON THE EAST SIDE OF RONALD REAGAN BLVD, NORTH OF E ALTAMONTE SPRINGS DR	
FUTURE LAND USE-	MDR	
SEWER UTILITY	NA	
WATER UTILITY	ALTAMONTE SPRINGS	
APPLICANT:	CONSULTANT:	
CHARLIE COLEMAN 2095 SUSSEX RD WINTER PARK FL 32792 (407) 925-7886 CCOLEMAN73@CFL.RR.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

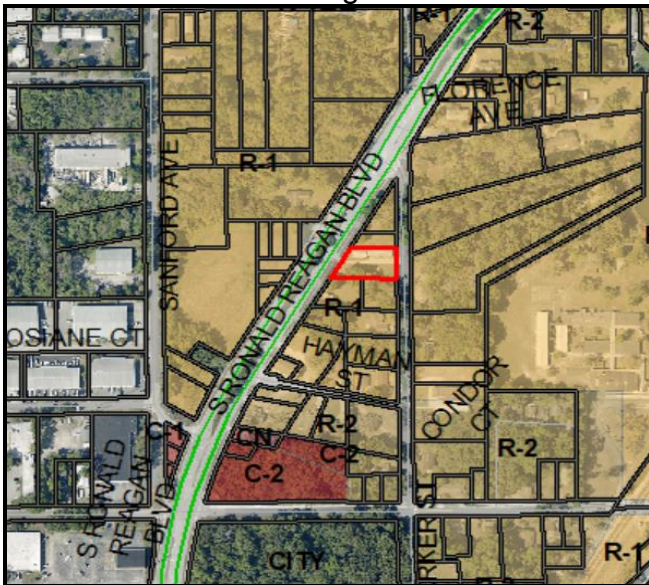
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

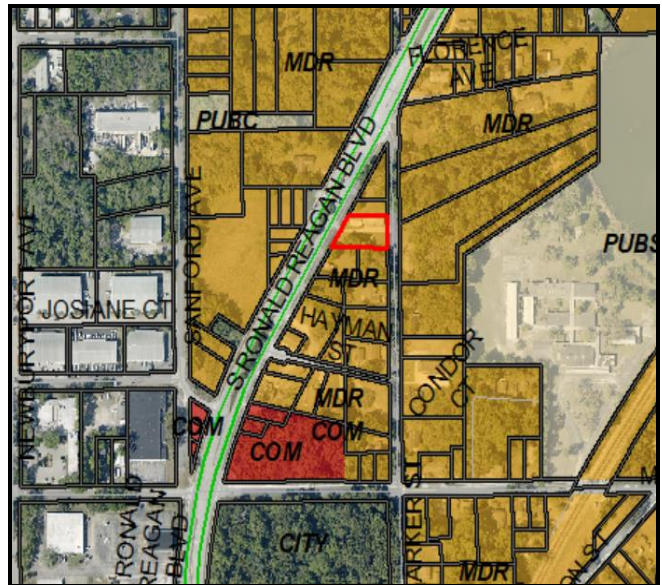
- The property has a Medium Density Residential Future Land Use designation with an R-1 (Single-Family Dwelling) zoning classification.
- The proposed use of an Office/Restaurant is not permitted in the current R-1 (Single-Family Dwelling) Zoning classification.
- Since the subject site is within the “Altamonte Springs Sunrail Station Area”, staff highly recommends that the Applicant reach out to the City of Altamonte Planning Department to discuss the “SunRail Station Area Plan” for this area.

## PROJECT AREA MAPS

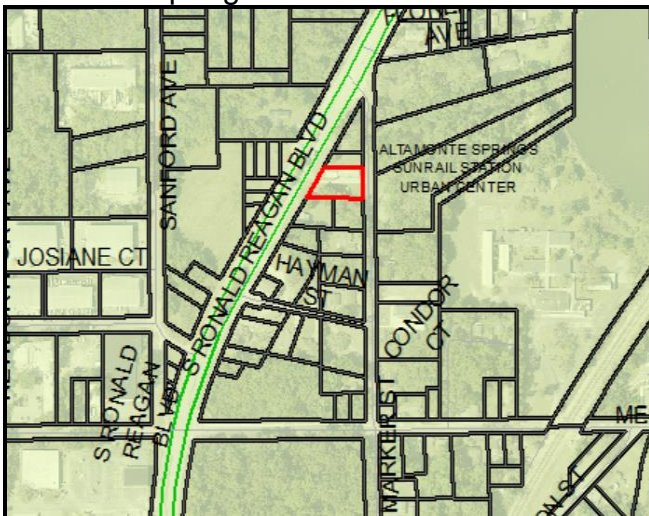
Zoning



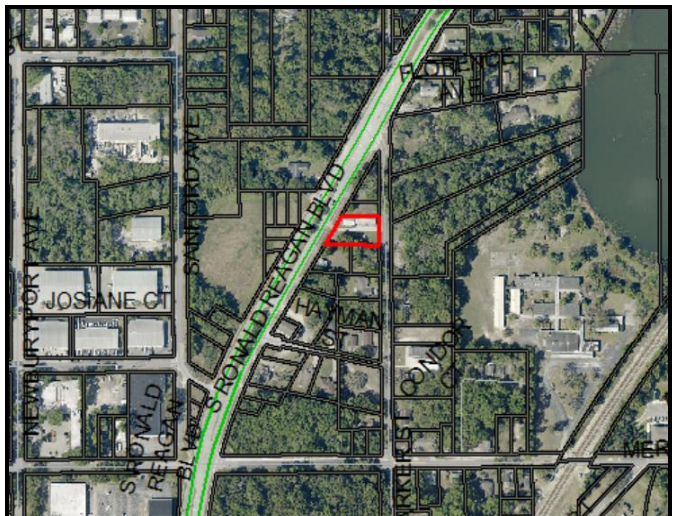
Future Land Use



Altamonte Springs Sunrail Station Urban Center



Aerial



## AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf</a> Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes. No action required at this time.	Info Only
6.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 7th Edition (2020) Florida Building Code - Existing Building. No action required at this time.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. No action required at this time.	Info Only
8.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. No action required at this time.	Info Only
9.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. No action required at this time.	Info Only
10	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall	Info Only



		be required. No action required at this time.	
11	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications. No action required at this time.	Info Only
12	Building Division	Depending on when the application for a building permit is submitted, code information may be required to reflect the adoption 8th edition of FBC in early 2024. No action required at this time.	Info Only
13	Comprehensive Planning	The Future Land Use (FLU) is Medium Density Residential (MDR) which allows for a maximum density of 10 Dwelling Units per net buildable acre and allows for the conversion of existing residential units to be converted to residential professional office uses in the Residential Professional (RP) zoning classification. This property would need to rezone to RP to implement this conversion of existing residential units. See FLU-128 of the Seminole County Comprehensive Plan for more information on permitted uses: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf</a>	Info Only
14	Comprehensive Planning	The subject property is in the East Altamonte Community Development Target Area, which allows for flexible development standards for existing neighborhoods with flexibility in building placement and setbacks. The subject property has a Medium Density Residential Future Land Use, and will need to propose permitted uses in MDR, See FLU-38 of the Seminole County Comprehensive Plan: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf</a>	Info Only
15	Environmental Services	This development is not within Seminole County's potable water service area. Please coordinate with the City of Altamonte Springs to service this development.	Info Only
16	Environmental Services	This development is within Seminole County's sanitary sewer service area but since we do not have sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service this development. Per House Bill 1379, this development would need an enhanced nutrient-reducing (ENR) capable OSTDS since it would be new construction, on a lot one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for a OSTDS permit, follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. If this development is to be a restaurant, please contact the Florida Department of Environmental Protection to verify if using a septic system would be possible based off of the type of discharges that would be produced.	Info Only
17	Environmental Services	This development is not within any reclaim water service areas. Irrigation would be provided by this development's potable water system.	Info Only

18	Impact Analysis Coordination	A traffic impact analysis (TIA) may be required if the net new trip generation from the proposed project generates 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for review and approval prior to submittal of the TIA itself.	Info Only
19	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>  Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
20	Planning and Development	The setbacks for the R-1(Single-Family Dwelling) zoning district are: Front Yard: Twenty-Five (25') feet, Rear yard: Thirty (30') feet, Side yard: Seven and half (7.5') feet from the property line.	Info Only
21	Planning and Development	The proposed use of a restaurant is not permitted under the existing R-1(Single Family Dwelling) zoning and Medium Density Residential Future Land Use.	Info Only
22	Planning and Development	The use of a Restaurant will require a Future Land Use Amendment and Rezone from Residential to Commercial.  The trend of development surrounding the subject property is Medium Density Residential; therefore, staff may not support a Future Land Use Amendment and Rezone from Residential to Commercial.	Info Only
23	Planning and Development	The RP (Residential Professional) zoning district permits General office uses, including insurance, real estate, architects, engineering, attorneys, medical, dental, accounting, auditing, bookkeeping services, and other similar office uses.  The RP zoning district is a permitted zoning under the existing Medium Density Residential Future Land Use designation. Staff may support a rezone to RP (Residential Professional); however, based on the narrative it states that the Applicant is proposing to demolish the existing structure. Staff would not support a rezone to RP if the structure were to be demolished.  The intent of the RP (Residential Professional) District is to provide a district where existing residential dwelling structures can be utilized for office use and not adversely affect adjacent property owners or traffic patterns. It is further intended that this district would normally be utilized for the conversion of existing	Info Only

		structures.	
24	Planning and Development	<p>Per Sec. 30.49 of the Seminole County Land Development Code - <u>Seminole County requires community meetings</u> for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances, please see link for the following requirements that must be met by the applicant.</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a></p> <p>New Public Notification Procedures are required, please see link for the following requirements:</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a></p>	Info Only
25	Planning and Development	A Rezone to RP (Residential Professional) may take between 4 -5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Info Only
26	Planning and Development	The RP (Residential Professional) zoning district requires a minimum twenty-five (25) percent open space on site.	Info Only
27	Planning and Development	<p>The City of Altamonte Springs established a Final Report for the “SunRail Station Area Study Plan” for East Altamonte Springs. The subject site is within this study area. Here is a link to the study:</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/FinalReportDraft-08212014.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/FinalReportDraft-08212014.pdf</a></p>	
28	Public Safety - Fire Marshal	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a conversion of a structure from residential to a commercial use will require modifications.	Info Only
29	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
30	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	Info Only
31	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
32	Public Works - Engineering	The proposed project is located within the Little Wekiva Cranes Roost drainage basin.	Info Only
33	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.	Info Only
34	Public Works -	Based on preliminary review, the site is within a landlocked	Info Only

	Engineering	basin but does have an appropriate receiving system. The site will be required to hold the 25-year, 96-hour pre/post volumetric discharge.	
35	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the storm pipe system within the S. Ronald Reagan Blvd right-of-way but is within a landlocked basin.	Info Only
36	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
37	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious 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
38	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
39	Public Works - Engineering	Sidewalk will be required along all street frontages, and an accessible route will be required from the proposed building to the right-of-way.	Info Only
40	Public Works - Engineering	Access along S. Ronald Reagan Blvd will be limited to right-in/right-out.	Info Only

### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Environmental Services	Review Complete	James Van Alstine
Planning and Development	Review Complete	Annie Sillaway
Comprehensive Planning	Review Complete	Tyler Reed
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Natural Resources	No Review Required	Sarah Harttung
Building Division Review Coordinator		Jay Hamm
Buffers and CPTED	Review Complete	Maya Athanas
Impact Analysis Coordination	Review Complete	William Wharton
Building Division	Review Complete	Jay Hamm
Public Works - Engineering	Review Complete	Jose Gomez

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

### **Seminole County Comprehensive Plan:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

### **Development Services:**

<http://www.seminolecountyfl.gov/departments-services/development-services/>

### **Wekiva Consistency form:**

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

### **Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

### **Seminole County Wetland Information:**

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

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

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

### **Cities:**

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<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) 665-3621	

### **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>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>