

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	PHASED COMMERCIAL MIXED DEVELOPMENT – PRE-APPLICATION	PROJ #: 26-80000083
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/10/26	
RELATED NAMES:	EP MIKE PUENTE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-30-501-0000-012C	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MIXED COMMERCIAL AND APARTMENTS DEVELOPMENT ON 0.8 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE EAST SIDE OF US HWY 17-92, NORTH OF ADVANCE PT	
NO OF ACRES	0.8	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	C-2	
LOCATION	ON THE EAST SIDE OF US HWY 17-92, NORTH OF ADVANCE PT	
FUTURE LAND USE-	MXD	
SEWER UTILITY	CITY OF CASSELBERRY	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
MIKE PUENTE 125 EXCELSIOR PKWY WINTER SPRINGS FL 32708 (407) 946-7993 [REDACTED]	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Mixed Use Development with a C-2 (General Commercial) zoning district.
- The proposed development of a two (2) story office/apartment building with retail and commercial would require the Applicant to Rezone to either PD (Planned Development) or MUCD (Mixed Use Corridor District).

PROJECT AREA ZONING AND AERIAL MAPS

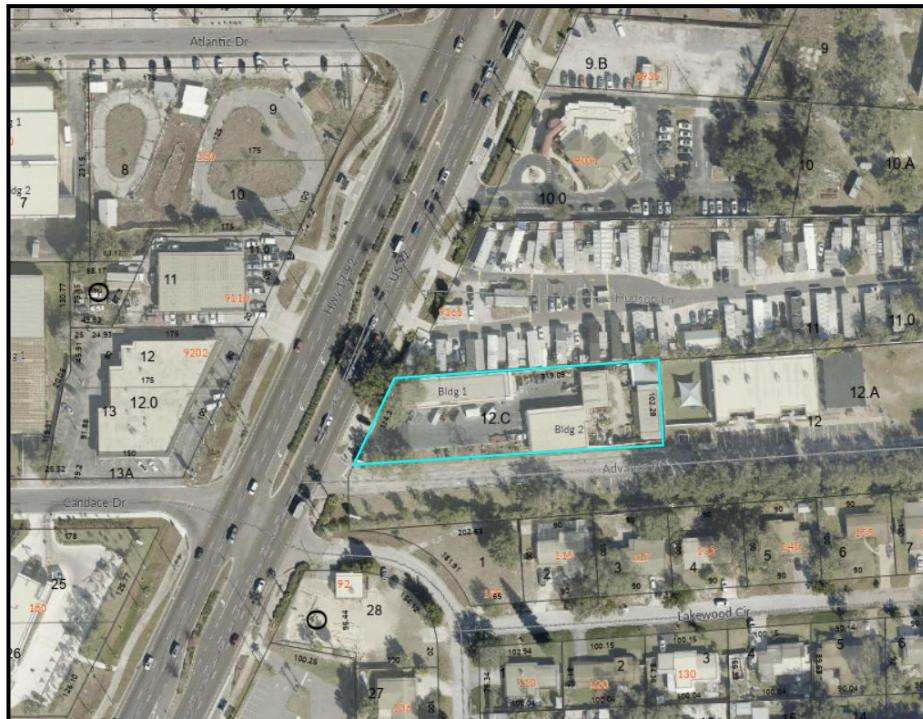
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of rezoning to a Planned Development or MUCD (Mixed Use Corridor District).	Info Only
5.	Buffers and CPTED Annie Sillaway	PD CRITERIA: If a PD is proposed: 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
6.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
7.	Building Division Daniel Losada	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
8.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of each existing structure.	Info Only
9.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Building Division Daniel Losada	One- or two-hour fire separation may be required depending on tenant occupancy of each tenant space.	Info Only
11.	Building Division Daniel Losada	All alterations and required upgrades will require an approved building permit prior to commencing work.	Info Only
12.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
13.	Comprehensive Planning David German	Site has a Future Land Use of MXD (Mixed Development). Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation states the following: The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing	Info Only

		development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses. Densities and Intensities in General Residential densities up to a maximum of 30 dwelling units per net buildable acre are allowed, subject to the following requirements and modifications: - Minimum density shall be 10 dwelling units per acre. - 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.	
14.	Comprehensive Planning David German	Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation defines potential development options such as residential, retail, commercial, office, service uses and/or light industrial mixed use. Vertical or horizontal mix of uses could be appropriate provided that the proposal is integrated development. Based on the submission, the site would be compatible with the potential development options available in MXD Future Land Use. Note that FLU 4.2.2 lists the Mixed Use elements could be integrated in a horizontal or vertical mix.	Info Only
15.	Comprehensive Planning David German	New development in the C-2 zoning with MXD Future Land Use is not permitted per Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation. A rezone to MUCD or PD would be required.	Info Only
16.	Comprehensive Planning David German	Site is located in the Core Area of the Urban Centers and Corridors Overlay. Per Policy FLU 4.2.3 Urban Centers and Corridors Overlay: Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. - Higher Intensity FLU (Future Land Use designations of COM; HDR; MXD; HIPTI; IND; or PD) may have up to 50 du/ac 1.0 FAR with Rezoning to MUCD Zoning District or compliance with Missing Middle Alternative Standards (Policy 4.2.1). If requesting MUCD, please note "Urban Centers and Corridors Bonus Program." requirements in the FLU policy. - Lower Intensity FLU (Future Land Use designations of MDR; LDR; or PD) may have up to 20	Info Only

		du/ac when there is compliance with Missing Middle Alternative Standards (Policy 4.2.1). This site is currently MXD Future Land Use and qualifies for the urban centers and corridors overlay Higher intensity FLU up to 50 du/ac density with a 1.0 FAR in MUCD. The site may consider seeking Missing Middle (MM) or MUCD (Mixed Development) standards.	
17.	Environmental Services Maliha Rahman	This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry to service it. No review required.	Info Only
18.	Natural Resources Christina Seckinger	No Review Required.	Info Only
19.	Planning and Development Annie Sillaway	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
20.	Planning and Development Annie Sillaway	A Planned Development Rezone would require the Applicant to state how their proposed development meets the review criteria under 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. (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	Info Only

		greater benefits must include two or more of the following: (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. (c) In addition, any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (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. (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.	
21.	Planning and Development	PLANNED DEVELOPMENT PROCESS	Info Only

	Annie Sillaway	1st step- 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&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). 2nd step- Approval of the Final Development Plan (FDP) and Developer's 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). 3rd step (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & 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). Steps 2 & 3 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. Step 4 – Approval of Site Plan/Final Engineering Plans: 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. Step 5 – Final Plat: 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.	
22.	Planning and Development Annie Sillaway	Please refer to Sec. 30.8.2 MUCD (Mixed Use Corridor District). Per Sec. 30.8.2.1 Intent and Purpose. The Mixed-Use Corridor District is intended	Info Only

		to enable and encourage efficient use of land, reduce cost of public infrastructure, and support flexible transportation options, including walking and bicycling, by locating complementary uses in proximity to each other and providing for pedestrian-oriented site development to allow users to travel easily between uses. MUCD allows for a blend of various uses including retail, office, residential, institutional, and limited heavy commercial in a single project and/or in the same building. Per Sec. 30.8.2.2 Applicability. (a) Location. The Mixed-Use Corridor District is permitted in the following comprehensive plan categories: (1) Identified centers and corridors within the comprehensive plan. (2) Areas with the MXD future land use designation. (b)Rezoning. Any application for a zoning map amendment to MUCD must be accompanied by a conceptual site plan that includes the following: (1) Density and intensity of the proposed development. (2) Proposed uses. (3) Points of access to existing roadways and neighboring properties including future access points to undeveloped properties. The submitted conceptual site plan must be evaluated by the Board of County Commissioners and become a condition of approval of the Mixed-Use Corridor District for the subject property. (a) Process for Approval of Substantial Change. After rezoning of the subject property, any substantial change to the approval must be evaluated by the Board of County Commissioners through the same review process as the original application. Other changes may be approved by the Development Services Director. The determination of "substantial" change will be made by the Development Services Director based on criteria such as, but not limited to, the	
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		following: (1) Increase in the overall density/intensity of the proposal. (2) The addition of a use requiring a Special Exception. (3) Reconfiguration of or addition of points of access to the site such that neighboring residents and/or property owners may be adversely affected. (4) Any change potentially creating additional off-site impacts such as traffic, noise, stormwater management, and public facility demand. (5) Deviation(s) from standard LDC requirements exceeding ten (10) percent. (6) A reduction in transportation connectivity within the site. (b) Final Development Plan Required. Subsequent to rezoning, the applicant must submit a final development plan consistent with the development criteria and limitations enacted in the approved zoning and the MUCD standards. This plan must be reviewed and approved by the Development Services Director or designee. A final development plan must be submitted to the Planning and Development Office containing the following information: (1) Proposed uses and their general locations on the site. (2) Building elevations. (3) Frontage types. (4) Location of Active Ground Floor Uses. (5) Existing residential uses in proximity to the development. (6) Setbacks, building heights, landscaped areas, civic spaces and stormwater management areas. (7) Site circulation for motor vehicles, pedestrians, and bicycles. (8) Access points to external roadways, sidewalks, and trails. (9) Parking lots and structures. (10) Boundary survey, tax map reference etc. Aerial map showing project context (five hundred (500) to one thousand (1,000) feet around the site). Subdivided parcels within a mixed-use development will be subject to all development criteria and conditions established in the overall plan. Such plans	
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		may not be altered without approval by the Development Services Director. 30.8.2.3 Allowable Uses, Densities, and Intensities. Specific uses proposed must be allowable in MUCD in the Land Use Table 5.2 subject to any applicable conditions in or other provisions of this LDC.	
23.	Planning and Development Annie Sillaway	Community Meeting Procedures Section 30.3.5.3 • 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. • 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).	Info Only
24.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: 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.	Info Only
25.	Planning and Development Annie Sillaway	Net Buildable Definitions: The subject property is within the Urban Core area and would follow the net buildable definition as stated below: Within the area described as the Urban Core, defined as the lands bounded by I-4 on the west, and within a mile boundary of U.S. 17/92 on the east, and all land	Info Only

		within a mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," The total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas.	
26.	Planning and Development Annie Sillaway	Off-street parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2, Dimensional requirements of off-street parking spaces. (c) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto. (d) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	Info Only
27.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 15, Chapter 30, sec. 30.15.1)	Info Only
28.	Planning and Development Annie Sillaway	Dumpster will require a separate building permit and are required to meet the standard of Seminole County Land Development	Info Only
29.	Planning and Development Annie Sillaway	If there any residential dwelling units on site the applicant is required to submit 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
30.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
31.	Planning and Development Annie Sillaway	Off street parking requirements: Each use on the site must individually comply with the off-street parking requirements. Residential: 1,000 SF or greater - 2 spaces/dwelling unit, Less than 1,000 SF/ 1.5 spaces/dwelling unit	Info Only

		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. Manufacturing Concerns and Warehouses: 1 space / 2 employees, plus 1 space / company vehicle	
32.	Planning and Development 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.	Info Only
33.	Planning and Development Annie Sillaway	Per Sec. 30.14.19 Fences (c) - Commercial or Industrial zoning classifications: fences and walls are limited to a maximum height of six (6) feet six (6) inches within the front setback and eight (8) feet within the side and rear yard setbacks except as required to maintain visibility per (c)(4) of this Section and Section	Info Only

		250.91, Code of Ordinances. Notwithstanding any other provisions of this Code, fences shall not be located within a designated buffer unless required under Chapter 30 Part 14. Per Sec. 30.14.19 (f) (3) Fences, walls, hedges, plantings, or other obstructions must maintain visual clearance requirements at the intersection on corner lots. The visual clearance triangle must be fifteen (15) feet for residentially and agriculturally zoned property, or twenty-five (25) feet for commercially or industrially zoned property at a street intersection unless otherwise approved by the County Engineer. The visual clearance triangle is measured from the property corner adjoining the intersection of rights-of-way the distance described above with a line joining points on those lines.	
34.	Planning and Development Annie Sillaway	The Applicant will be required to provide bicycle parking. Per Sec. 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. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (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. (3) 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	Info Only

		measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Residential, Multi-Family: Long Term: 1:5 units, Short Term: 1:10 units General Business / Retail: Long Term: 1:25,000 sf, Short Term: 1:7,500 sf (minimum 4) Manufacturing Concerns and Warehouses: Long Term: 1:30,000 sf, Short Term: 4 spaces plus 1:50,000 sf	
35.	Planning and Development Annie Sillaway	Per Sec. 30.11.7 (a) Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.	Info Only
36.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
37.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1.	Info Only
38.	Public Safety - Fire Marshal Brenda Paz	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1.	Info Only
39.	Public Safety - Fire Marshal Brenda Paz	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (18.2.3.5.4 of NFPA 1).	Info Only
40.	Public Safety - Fire Marshal Brenda Paz	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	Info Only

		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 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 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	
41.	Public Safety - Fire Marshal Brenda Paz	Adequate turning radius does not appear to accommodate the emergency vehicles. Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	Info Only
42.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain up to the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
43.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
44.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only

45.	Public Works - Engineering Andrew Broxton	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 www.sjrwmd.com .	Info Only
46.	Public Works - Engineering Andrew Broxton	The property is adjacent to US 17-92 an FDOT maintained road. Any access modifications will have to be permitted by FDOT.	Info Only
47.	Public Works - Engineering Andrew Broxton	ADA parking and access will have to be shown at site plan review.	Info Only
48.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665- 7061 bpaz@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	No Review Required	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County 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

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu