

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

Comment Document – Initial Submittal

A Development Review Committee meeting will NOT automatically be scheduled for your item; one must be requested. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, December 1, 2023, in order to place you on the Wednesday, December 6, 2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM), IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	MILLER DR (995) - SPECIAL EXCEPTION	PROJ #: 23-32000006
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	11/02/23	
RELATED NAMES:	BS2023-06	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	07-21-30-300-004E-0000	
PROJECT DESCRIPTION	REQUEST FOR A SPECIAL EXCEPTION FOR AN RECREATIONAL AREA ON 6.83 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF NORTH STREET, WEST OF MILLER DR	
BCC DISTRICT	4-LOCKHART	
CURRENT ZONING	M-1	
LOCATION	SOUTH SIDE OF NORTH STREET, WEST OF MILLER DR	
APPLICANT:	CONSULTANT:	
INGRID SORIA 320 MAC INVESTMENTS, LLC 995 MILLER DR DELTONA FL 32725 (407) 717-7978 320macinvestments@gmail.com		INGRID SORIA 320 MAC INVESTMENTS, LLC 995 MILLER DR DELTONA FL 32725 (407) 717-7978 320macinvestments@gmail.com

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups 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.

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Building Division Jay Hamm 11/7/23 3:08 PM	All structures that are required to be accessible per the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure. No action required at this time.	Info Only
2	Building Division Jay Hamm 11/7/23 3:08 PM	In accordance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. No action required at this time.	Info Only
3	Building Division Jay Hamm 11/7/23 3:08 PM	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. No action required at this time.	Info Only
4	Building Division Jay Hamm 11/7/23 3:08 PM	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits. No action required at this time.	Info Only
5	Building Division Jay Hamm 11/7/23 3:08 PM	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 7th ED. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements. No action required at this time.	Info Only
6	Building Division Jay Hamm 11/7/23 3:08 PM	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
7	Natural Resources Sarah Harttung 11/8/23 9:26 AM	Please remove the approximate wetland line from the site plan when the site plan is submitted.	Info Only

9	Natural Resources Sarah Harttung 11/8/23 9:29 AM	Please show the location of the 15 foot minimum, 25 foot average undisturbed upland buffer landward of the wetland line with site plan submission. Landscaping may not be done within this buffer. SCCP Con. 7.4	Info Only
10	Natural Resources Sarah Harttung 11/8/23 9:32 AM	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	Info Only
11	Natural Resources Sarah Harttung 11/8/23 9:32 AM	Show tree replacement table with site plan submission. SCLDC 60.22(f)	Info Only
12	Public Safety - Fire Marshal Matthew Maywald 11/13/23 11:06 AM	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
13	Public Safety - Fire Marshal Matthew Maywald 11/13/23 11:07 AM	If any fencing/gates are proposed it shall be in accordance with NFPA 1, 18/2.2.2. If electric gate, a knox key switch and sos shall be provided, if manual gate, a fire department knox padlock shall be provided.	Info Only
14	Public Works - Engineering Jim Potter 11/14/23 6:30 PM	No specific issues with the special exception for traffic. Additional improvements to the new impervious area may be required as part of the site plan.	Info Only
15	Public Works - Engineering Jim Potter 11/14/23 6:34 PM	The drainage from the new impervious area will have to be addressed as part of the plan. Please show a retention area for the new impervious area. There does not appear to be a drainage system for the existing site. Additional retention may be required as part of a site plan to address water quality.	Unresolved
16	Buffers and CPTED Maya Athanas 11/20/23 11:44 AM	Please add a comment on the conceptual site plan that landscaping and buffering will conform to the Seminole County Land Development Code minimum requirements.	Unresolved
17	Planning and Development Hilary Padin 11/30/23 12:25 PM	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved

18	Planning and Development Hilary Padin 11/30/23 12:25 PM	New Public Notification Procedures are required for all Special Exceptions. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
19	Planning and Development Hilary Padin 11/30/23 2:31 PM	Please demonstrate the setbacks for "concrete slab B" on the conceptual site plan.	Unresolved
20	Planning and Development Hilary Padin 11/30/23 2:31 PM	Will there be any lighting? If not, please state this on your narrative. If so, please describe it in your narrative and demonstrate it on your conceptual site plan.	Unresolved
21	Planning and Development Hilary Padin 11/30/23 2:31 PM	Please state the hours of operation for the recreational area in your narrative.	Unresolved
22	Planning and Development Hilary Padin 11/30/23 2:31 PM	Please be advised that the recreational facility will be limited for the use of employees, families, and guests.	Info Only
23	Planning and Development Hilary Padin 11/30/23 2:31 PM	Please demonstrate on the conceptual site plan the parking layout.	Unresolved

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/30/23	<i>NONE</i>	Engineering, Buffers & P&D

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