

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

PROJECT NAME:	THE MILL PLAZA - PRE-APPLICATION	PROJ #: 26-80000093
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/24/26	
RELATED NAMES:	EP PHILIP BONCORE	
PROJECT MANAGER:	AMY CANELO (407) 665-7354	
PARCEL ID NO.:	29-21-31-501-0000-002A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MIXED COMMERCIAL USE DEVELOPMENT ON 0.34 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 426, EAST OF DEAN RD	
NO OF ACRES	0.34	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTH SIDE OF W SR 426, EAST OF DEAN RD	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
PHILIP BONCORE BONCORE ELECTRI 2280 ANDREW LN OVIEDO FL 32765 (407) 485-9355	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

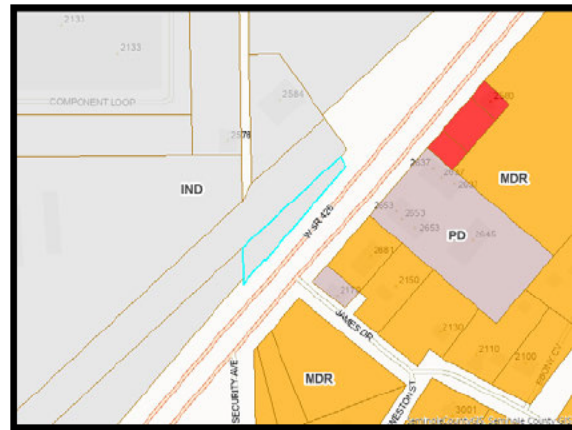
- The subject property has Future Land Use (FLU) of Industrial and C-2 (General Commercial) zoning district.
- The proposed site is within the Seminole Way Study Corridor Overlay District, which is focused on attracting high wage jobs and businesses to Seminole County.
- The size of the property does not seem large enough to develop an office and restaurants while accommodating required stormwater management, landscape buffers, open space, etc.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	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 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
5.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
6.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division	- Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
8.	Comprehensive Planning	Proposed site has a Future Land Use of IND (Industrial). Per Comprehensive Plan Policy FLU 5.3.4 Industrial. The maximum intensity permitted in this designation is 0.65 floor area ratio. The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. Policy 5.4.4 lists the following as uses: Uses - Light	Info Only

		manufacturing industry; - Wholesale greenhouses; - Lumberyards and machinery sales; - Paint and body shops; - Trade shops and schools; - Medical clinics; - Stockyards; The proposed use appears consistent with the IND Future Land Use and is also required to be consistent with the underlying zoning.	
9.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 16" PVC potable water main running along the west side of W State Rd 426, east of parcel 29-21-31-501-0000-002A.	Info Only
10.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 16" PVC force main running along the east side of W State Rd 426. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
11.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
12.	Environmental Services	Be advised that W State Rd 426 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
13.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/secure-utility-files-download-registration . 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. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. 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

14.	Environmental Services	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .	Info Only
15.	Natural Resources	It appears that the property has had trees removed without an approved Arbor Application. Where violations of Chapter 60 of the SCLDC have occurred, remedial action shall be taken to restore the property consistent with a restoration plan approved by the Development Services Director, or designee. The restoration plan shall include payment of the required application fee, require tree replacement, and require mitigation of any other damage to the property. Rectification of the arbor violation will need to be addressed prior to site plan approval.	Info Only
16.	Natural Resources	Trees removed without a permit or destroyed or which received major damage in violation of Section 60.8 SCLDC must be replaced before the issuance of a certificate of completion or certificate of occupancy by any or any combination of the following: (a) A comparable size and type tree; (b) Replacement at a two (2) to one (1) ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed, destroyed or damaged. Replacement trees shall be chosen from the Florida-Friendly Landscaping Plant Guide; or (c) Payment into the Arbor Trust Fund in an amount equal to the cost of the two (2) to one (1) caliper ratio replacement per Section 60.7(g)	Info Only
17.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only

18.	Natural Resources	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
19.	Natural Resources	Instructions for the arbor permit: 1. Download the form from the link above and fill it out. 2. With a copy of your site plan, mark the location, diameter, and species of the trees in and around the building envelope. This may be done by hand. (a) The building envelope includes the areas on which the home, driveway, and utilities (including septic) will be placed. 3. Indicate (by color or with an X) which trees will be removed. Before a certificate of occupancy is issued, only trees within the building envelope may be removed without requiring replacement of removed trees. 4. Submit both files to ePlan under the Application Documents folder.	Info Only
20.	Natural Resources	Based on preliminary analysis, there may be threatened and endangered wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to/at site plan approval.	Info Only
21.	Natural Resources	Please show a single row of silt fence placed at the limits of disturbance on the site plan, or on a separate erosion control plan, for erosion control. Silt fence must be trenched into the ground.	Info Only
22.	Planning and Development	INFORMATIONAL: 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	Info Only

		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/	
23.	Planning and Development	SETBACKS: The setbacks for the C-2 zoning district are: Front Yard: 25' feet, Rear yard: 10' feet, Side Yard: 0' feet, Side Street: 0' feet.	Info Only
24.	Planning and Development	The following proposed uses are permitted within the C-2 Zoning District: Office Ice cream shop Café Golf shop However, based on the Seminole Way Study Corridor Overlay, restaurant uses are not classified as high-wage job generators; however, office development is considered a high-wage employment use.	Info Only
25.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
26.	Planning and Development	Sec. 30.14.2.1 (d) The amount of open space required for development in the C-2 zoning district requires a minimum of twenty-five (25) percent open space of the gross site area.	Info Only
27.	Planning and Development	Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. Outdoor Lighting Requirements. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT64OREPALOLARE_S30.1234OULIRE Per Seminole County Land Development Code (SCLDC) Sec. 30.1234(a)(1) Outdoor Lighting: Light spillage Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles. Per	Info Only

		Seminole County Land Development Code (SCLDC) Sec. 30.1234(a)(2)(A) - Outdoor Lighting: Height of lighting sources: All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification.	
28.	Planning and Development	Sec. 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. (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 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. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities.	Info Only

		Section 30.11.7 and Table 11.7-A of the Seminole County Land Development Code – Bicycle Parking Requirements Office: Long-term bicycle parking: 1 space per 15,000 square feet of gross floor area. Short-term bicycle parking: 1 space per 25,000 square feet of gross floor area (minimum 4 spaces). Café: Long-term bicycle parking: 1 space per 25,000 square feet of gross floor area. Short-term bicycle parking: 1 space per 7,500 square feet of gross floor area (minimum 4 spaces). Restaurant: Short-term bicycle parking: 1 space per 7,500 square feet of gross floor area (minimum 4 spaces). Long-term bicycle parking: 1 space per 25,000 square feet of gross floor area.	
	Planning and Development	The maximum allowable building height is 35 feet.	Info Only
29.	Planning and Development	Sec. 190.27. - Hours of operation. (a)All County Parks will be open during such hours as are set forth in rules established by the County Manager. This Section does not apply to County-owned boat ramps to which access is not restricted or the use of which requires a permit issued by the County office designated by the County Manager. (b)The County Manager may delegate the power to establish hours of operations at County Parks as the County Manager deems appropriate. (c)The Leisure Services Department Director may close a County Park as he or she deems appropriate in the event of an emergency or an eminent threat to the public health, safety or welfare.	Info Only
30.	Planning and Development	Section 30.11.6 and Table 11.3-A of the Seminole County Land Development Code Off-Street parking Office: 4 spaces per 1,000 square feet of gross floor area (first 10,000 square feet); 3 spaces per 1,000 square feet of gross floor area above 10,000 square feet. Ice Cream Shop: 5 spaces per 1,000 square feet of gross floor area. Café: 5 spaces per 1,000 square feet of gross floor area. Golf Shop : 4 spaces per 1,000 square feet of gross floor area (first 10,000 square feet); 3 spaces per 1,000	Info Only

		square feet of gross floor area above 10,000 square feet.	
31.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
32.	Public Safety - Fire Marshal	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
33.	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
34.	Public Safety - Fire Marshal	"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
35.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
36.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only

37.	Public Works - Engineering	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.	Info Only
38.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
39.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
40.	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 www.sjrwmd.com .	Info Only
41.	Public Works - Engineering	Access to SR-426 (Aloma Ave) must be permitted by FDOT.	Info Only
42.	Public Works - Engineering	ADA parking and access will have to be shown at site plan review.	Info Only
43.	Public Works - Impact Analysis	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
Buffers and CPTED	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Planning and Development	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, **Month ##**, 2026, in order to place you on the Wednesday, **Month ##**, 2026 meeting agenda.

The DRC Agenda can be found [here](#).

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