

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

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 [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 10/27/2023, in order to place you on the Wednesday, 11/01/2023 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 Agenda can be found [HERE](#).

<b>PROJECT NAME:</b>	<b>ROOFING USA - PRE-APPLICATION</b>	<b>PROJ #: 23-80000144</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/10/23	
RELATED NAMES:	EP VINCENT PELUSO	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	19-21-30-529-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN OFFICE BUILDING ON 0.63 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF S US HWY 17-92, SOUTH OF E ALTAMONTE DR	
NO OF ACRES	0.63	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF S US HWY 17-92, SOUTH OF E ALTAMONTE DR	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RODNEY JAMES R.W. JONES CONSTRUCTION INC 250 OWL HAVEN CV GENEVA FL 32732 (407) 925-5910 RODNEY@RWJONESCONSTRUCTION.COM	VINCENT PELUSO AMERICAN ENG. & SURVEY INC 4250 ALAFAYA TRL STE 212-138 OVIEDO FL 32765 (407) 732-1263 VINCENT@AMERICAN-ENGINEER.COM	

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

- Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement (DCA) and Master Plan. Certain conditions in the DCA include pedestrian accessibility, orienting the parking in the rear of the building, and certain setbacks as listed in the enclosed comments.
- 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>

## PROJECT AREA ZONING AND AERIAL MAPS



**AGENCY/DEPARTMENT COMMENTS**

NO #	TYPE	COMMENT
1.	Buffers and CPTED	A 5' minimum, 10' average landscape buffer is required on the west, north, and south boundaries. A 5' minimum, 10' average landscaped buffer is required on the east, IF the build-to-line is 10' or greater from US 17-92
2.	Buffers and CPTED	Buffer information can be found here: <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>
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.
5.	Buffers and CPTED	A full buffer review will be done at time of site plan review. 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.
6.	Buffers and CPTED	SCREENING: Per Sec. 30.1294. – Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
9.	Comprehensive Planning	The Future Land Use is Commercial (COM) which allows for a maximum intensity of .35 floor area ratio (FAR).
10.	Comprehensive Planning	URBAN CENTERS AND CORRIDORS OVERLAY: Proposed development is eligible for density/intensity bonuses provided that (a) Subject property is located within the Urban Centers and Corridors Overlay as referenced in Policy FLU 5.17; and (b) Meets development criteria as described in Policy FLU 5.17, including but not limited to employment in mixed development, infill/redevelopment, walkability, and affordable housing.

11.	Environmental - Impact Analysis	Seminole County will be your Water & Sewer Provider. Capacity reservation will be required.
12.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a pressurized 8" PVC potable water line stub out in the southeast corner of this development's property that is already connected to Seminole County's potable water system.
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a gravity 6" PVC sanitary sewer line stub out in the southwest corner of this development's property that is already connected to Seminole County's sanitary sewer system via Garden Park Apartment's sanitary sewer system and private lift station.
14.	Environmental Services	Since this development will be sharing private sanitary sewer infrastructure with Garden Park Apartments, please reference Seminole County Records Book 8942, Page 1681 for what appears to be an agreement between all owners/successive owners of the lots within the master development to provide shared private sanitary sewer system access rights and easements with each other. If this or any other potentially existing private agreements are determined to be inadequate for you, we suggest that both parties submit a formal easement/agreement to the Seminole County Clerk's office. See Book 09235, Page 1624 of Seminole County Records for reference.
15.	Environmental Services	This development is not within any reclaim water service areas. Irrigation would be provided by this development's potable water system.
16.	Environmental Services	This lot was part of a master development plan with prepared utility connection points. Please see the Garden Park Apartments file in the Resources folder for reference.
17.	Natural Resources	Please ensure that any proposed landscaping meets Florida-Friendly guidelines in accordance with condition L of the development order.
18.	Planning and Development	The subject parcel is lot 1 in the Garden Park Planned Development, which allows C-1 uses as permitted in the Seminole County Land Development Code. The proposed use of an office is permitted.
19.	Planning and Development	The maximum floor area ration (FAR) allowed is 0.35.
20.	Planning and Development	The maximum allowed building height is 35 feet.

21.	Planning and Development	Per the Garden Park Developer's Commitment Agreement, the setback requirements are as follows: (North- 1/2 of building height or equal to the width of required buffer, whichever distance is greater) (Adjacent to Lot 2- No minimum setback required) (East has a MAXIMUM setback- All structures shall be adjacent to a build to line located 0-20 feet from US 17-92 right-of-way subject to appropriate safety considerations, including but not limited to sight visibility at intersections, vehicular access, and speed of vehicular traffic. Upper floors above the second story shall be setback 10 feet from the build-to-line.)
22.	Planning and Development	Per the Garden Grove Developer's Commitment Agreement, the residential and commercial areas shall be physically integrated through pedestrian circulation, shared stormwater facilities, and parking areas, common or compatible architectural styles and signage.
23.	Planning and Development	Lot 1 must include pedestrian access to lot 2.
24.	Planning and Development	Commercial development on lot 1 must be oriented towards pedestrian use, including pedestrian amenities such as shaded outdoor seating areas and walkways.
25.	Planning and Development	All buildings and signage on all lots within the PD must be consistent or similar in appearance.
26.	Planning and Development	A 5 foot minimum, 10 foot average landscape buffer is required on the west, north, and south boundaries. A 5 foot minimum, 10 foot average landscaped buffer is required on the east, If the build-to-line is 10 feet or greater from US 17-92.
27.	Planning and Development	Driveways and parking must be at the rear of the building. The building must front US 17-92.
28.	Planning and Development	The proposed site layout is not consistent with the approved Development Order (DO). The DO states that marking and driveways for the commercial parcel shall be at the rear of the building(s).
29.	Planning and Development	According to the DO, there are several features that may extend forward of the build-to line, including outdoor cafe seating, awnings, canopies, balconies, arches, and other projections as long as they do not obstruct pedestrian movement at the street level. Please refer to DO for exact language.
30.	Planning and Development	No outdoor storage of equipment or supplies are allowed on the subject site.

31.	Planning and Development	<p>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 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 &amp; Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>
32.	Planning and Development	Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan.
33.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a></p>
34.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
35.	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.
36.	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

37.	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 212 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"
38.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. 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. Overall length: 48 ft 6in.
39.	Public Works - Engineering	Access will be through Garden Edge Point through the access easement granted in ORB 7971, Pg. 868. The driveway on Garden Edge Point will need to be set back from US17-92 sufficient distance to ensure safe entry and turning movements into the site.
40.	Public Works - Engineering	The impervious area will need to be verified to ensure it is within the thresholds allowed for the master stormwater system. If additional impervious is proposed, onsite stormwater management may be required. Conveyance to the master system will also need to be verified.
41.	Public Works - Engineering	Accessible route from the proposed building to the right-of-way will be required.

**AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS**

DEPARTMENT	REVIEWER	CONTACT INFORMATION
Buffers and CPTED	Maya Athanas	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Tony Coleman	Phone: 407-665-7581 Email: acoleman@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed	Phone: 407-665-7398 Email: treed@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle	Phone: 407-665-2143 Email: bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine	Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Impact Analysis Coordination	William Wharton	Phone: 407-665-5730 Email: wwarton@seminolecountyfl.gov
Natural Resources	Sarah Harttung	Phone: 407-665-7391 Email: sharttung03@seminolecountyfl.gov
Planning and Development	Maya Athanas	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	Phone: 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jose Gomez	Phone: 407-665-7383 Email: jgomez@seminolecountyfl.gov



## 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.shtml>

### 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.shtml>

### 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>