

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

PROJECT NAME:	SUNPLEX DEVELOPMENT - PRE-APPLICATION	PROJ #: 23-80000026
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/15/23	
RELATED NAMES:	EP SHUBHAM DESAI	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	28-19-30-5NQ-0C00-0000	
PROJECT DESCRIPTION:	PROPOSED PD REZONE AND SITE PLAN FOR AN EMERGENCY CLINIC ON 1.82 ACRES IN THE PD ZONING DISTRICT LOCATED NORTHEAST OF HICKMAN DRIVE AND WEST STATE 46	
BCC DISTRICT:	5-ANDRIA HERR	
CURRENT ZONING:	PD	
LOCATION:	NORTHEAST OF HICKMAN DRIVE AND WEST STATE ROAD 46	
FUTURE LAND USE:	HIPTI	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
SHUBHAM DESAI 4450 W. EAU GALLIE BLVD SUITE 144 MELBOURNE FL 32934 (321) 255-5434		

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.

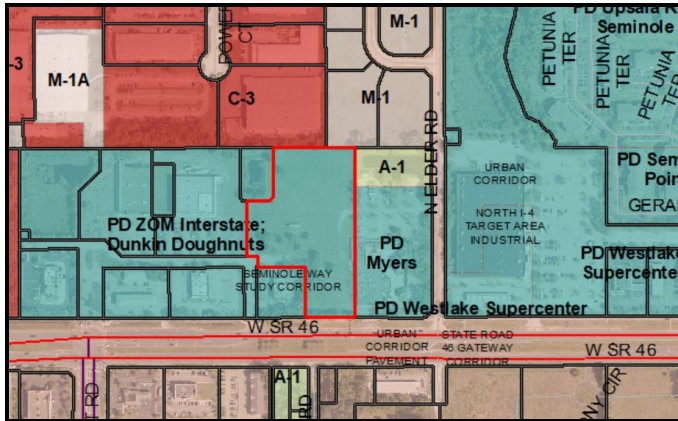
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

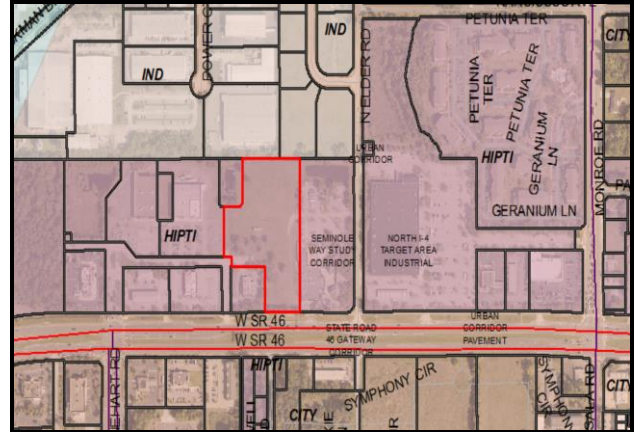
- Based on the recent email from 3/15/2023 from the Applicant, the proposed use of an Emergency Room with (overnight stay) is an allowable use in the High Intensity Planned Development – Target Industry as well the PD Zoning Development Order.
- Access off of State Road 46 would require a Major Amendment to the Planned Development (PD).

PROJECT AREA ZONING AND AERIAL MAPS

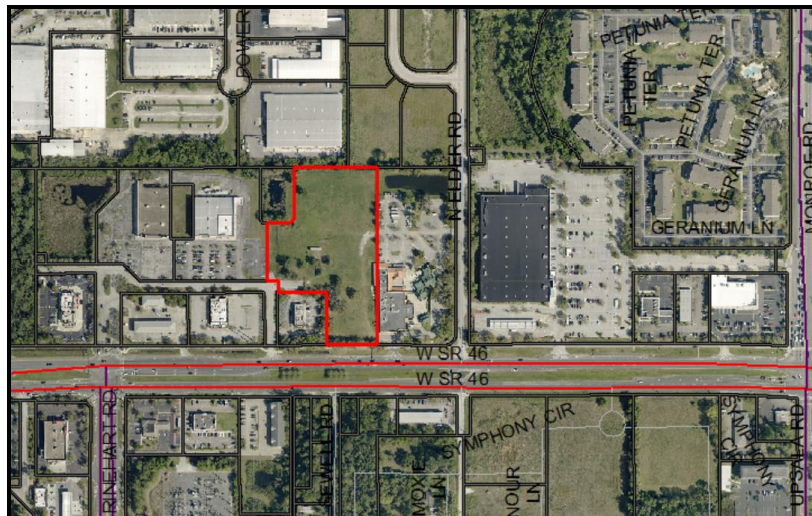
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	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	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with the SR 46 Gateway Corridor Overlay requirements in SCLDC Sec. 30.1206. - Parking areas. Further, if a parking area abuts the buffer area, a continuous shrub hedge shall be arranged or planted to ensure that a height of three (3) feet will be attained within one (1) year of planting so as to screen a minimum of seventy-five (75) percent of the parking area, to that height, as viewed from the right-of-way, per Sec. 30.1205.	Informational
4.	Buffers and CPTED	Based on best available information, staff estimates the following: (5' landscape area on the east) (0.2 opacity, 10' width on the north) (25' SR 46 Gateway Corridor landscape buffer will be required on the south). This is subject to change if the project proposal changes, or additional information becomes available.	Informational
5.	Buffers and CPTED	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.	Informational
6.	Buffers and CPTED	The subject parcel is within the SR 46 Gateway Corridor Overlay and has unique buffer requirements. Please review Sec. 30.1205. - Required corridor landscape buffer and parking landscaping requirements.	Informational
7.	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.	Informational
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
9.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
11.	Comprehensive Planning	The subject property has a future land use (FLU) of High Intensity Planned Development - Target Industry (HIPTI) which has a maximum floor area ratio of 1.5.	Informational
12.	Comprehensive Planning	FLU Exhibit – 25 states that up to three floors are permitted for medical office use. Anything over three floors require a conditional approval.	Informational
13.	Environmental Services	The parcel number on the project application and the parcel number on the narrative are two separate parcels. There are potable water and sanitary sewer services available to either parcel.	Informational
14.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the net new trip generation is more than 50 peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Informational

15.	Natural Resources	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	Informational
16.	Natural Resources	Show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Informational
17.	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 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/	Informational
18.	Planning and Development	The setbacks for Lot 6 would be required to be in accordance with those setbacks as required by the C-2 zoning classification. Front: 25', Side: 0', and Rear: 10'. The building height cannot exceed 35'.	Informational
19.	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	Informational
20.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per FLU Element, Urban Centers and Corridors Overlay - Exhibit).	Informational
21.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.). The DCA states under condition D that site lighting will be a maximum of 20' in height and will be directed away from adjacent residential properties.	Informational
22.	Planning and Development	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	Informational
23.	Planning and Development	Buffer regulations can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLAD_ECO_CH30ZORE_PT67LASCBU	Informational

24.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are Hospitals, Sanitariums and Convalescent Homes. Two (2) spaces for each bed.	Informational
25.	Planning and Development	The subject property is within the SR 46 Gateway Corridor (Part 63 Chapter 30) (CSX RR to North Center Road 800 feet west of Orange Boulevard).	Informational
26.	Planning and Development	The ZOM Dunkin Donuts PD permitted uses are anything in C-2 zoning district and conditional uses. In C-2 a hospital is a conditional use. The proposed use is allowed in the PD.	Informational
27.	Planning and Development	The maximum Floor Area Ratio for the entire development is 0.50. The breakdown of the existing buildings within the development will need to be stated on any proposed development plan and show that the newly proposed development will not exceed the 0.50 F.A.R.	Informational
28.	Planning and Development	The subject property is within the SR 46 Gateway Corridor (Part 63 Chapter 30) (CSX RR to North Center Road 800 feet west of Orange Boulevard) and the North I-4 Target Area.	Informational
29.	Planning and Development	There was an Addendum #2 of the ZOM Seminole Interstate PUD. This is to allow a porch to encroach onto the property to the east that is Seminole Crossing Lot 6. The structure has been built and will need to be shown on any future site plan.	Informational
30.	Planning and Development	Mechanical units are required to be screened per Sec. 30.1292. This will need to be stated at the time of site plan for the quick service restaurant.	Informational
31.	Planning and Development	Any allowable use that is being proposed on the subject site will be held to the Performance Standards of Chapter 30 Part 68.	Informational
32.	Planning and Development	There is a maximum building square feet for Parcel F (Lot 6), which is 83,853 square feet. The maximum building height is 35'.	Informational
33.	Planning and Development	Minimum open space for individual parcels must show during the review of the final site plan review. The proposed site plan is required to show that it is maintaining an overall minimum of 25% open space throughout the existing and proposed development. However, in no case shall open space upon any parcel be less than 10% of the individual site.	Informational
34.	Planning and Development	All signage will conform with Chapter 30 Part 65 of the Seminole County Land Development Code, and the SR 46 Gateway Corridor, as well as specification within the Developers commitment agreement that states individual parcel signs will be limited to 48 square feet of copy area per face. Multi-tenant signs will be limited to 48 square feet for project identification, plus 48 square feet per business located on that parcel.	Informational
35.	Planning and Development	Per the ZOM Interstate DCA, site lighting will be a maximum of 20' height and will be directed away from adjacent residential properties. Fixture types will be determined at time of final site plan. If outdoor lighting is proposed at the time of site plan, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Informational
36.	Planning and Development	Per the ZOM Interstate DCA, all dumpsters shall be screened from adjacent properties and public right of ways.	Informational
37.	Planning and Development	A cross access easement shall be provided to the property to the east and will need to be provided at the time of the final site plan as stated in Addendum #1 Developers Commitment Agreement under "Vehicle and Pedestrian Circulation System".	Informational
38.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Informational

39.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
40.	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.	Informational
41.	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	Informational
42.	Public Safety - Fire Marshal	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 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" 	Informational
43.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Informational
44.	Public Safety - Fire Marshal	Ambulance drop off area shall have a minimum clear height of 13 feet 6 inches. (NFPA 1, 18.2.2).	Informational
45.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Informational
46.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year, 24-hour storm event.	Informational

47.	Public Works - Engineering	Based on a preliminary review, the site appears to have an outfall that is not clear. There appears to be a ditch on the north property line. The site is part of a previous SJRWMD permit. It is not known if any of this lot was included in the master system.	Informational
48.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
49.	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 .	Informational
50.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
51.	Public Works - Engineering	Access shall be off the internal private drive; additional access would not be supported and would require an amendment to the PD (Planned Development).	Informational

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	Reviewer	Email	Status	Reviewer Comments
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	Review Complete	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Public Works - Engineering	Jennifer Goff	jgoff@seminolecountyfl.gov	Review Complete	Jennifer Goff 407-665-7336
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	Phone: 407-665-7391
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	

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

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