

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

**Comment Document – Pre-Application**

<b>PROJECT NAME:</b>	<b>SPRINGS OFFICE PARK - PRE-APPLICATION</b>	<b>PROJ #:</b> 19-8000059
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/07/19	
RELATED NAMES:	EP ROBERT SHAKAR	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	03-21-29-300-001F-0000+	
DESCRIPTION	PROPOSED SITE PLAN FOR AN OFFICE COMPLEX ON 3.15 ACRES IN THE SPRINGS PD ZONING DISTRICT	
NO OF ACRES	3.15	
BCC DISTRICT	3-CONSTANTINE	
CURRENT ZONING	PD (SPRINGS)	
LOCATION	NORTH SIDE OF W SR 434, EAST OF KENSINGTON PARK DR	
FUTURE LAND USE	PD	
SEWER UTILITY	UTILITIES INC.	
WATER UTILITY	UTILITIES INC.	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
ROBERT SHAKAR AMERICAN DEVELOPMENT PROPERTIES, LLC 125 RED CEDAR DR LONGWOOD FL 32779  (407) 687-4741 AMDEVPROP@GMAIL.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.

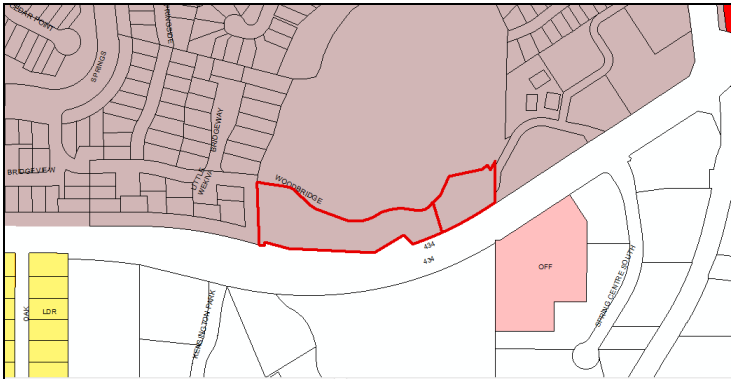
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide, located under User Guides:  
<http://www.seminolecountyfl.gov/gm/planning/ElectronicPlanReview.aspx>.

**PROJECT MANAGER COMMENTS**

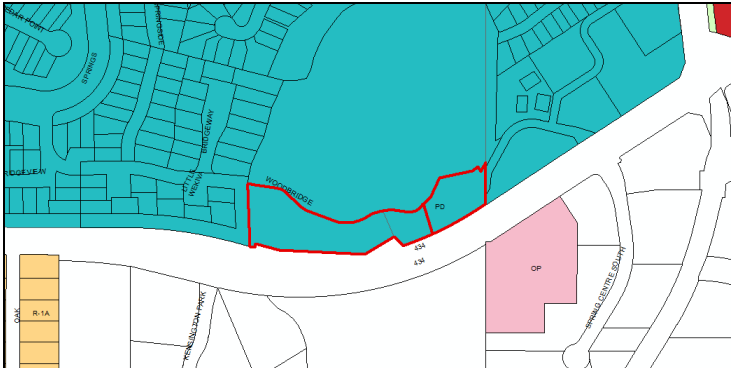
*The subject site (known as a portion of Tract 19 of the Springs PD) was approved for a Major Amendment Rezone on April 26, 2011 to permit CN (Restricted Neighborhood Commercial) uses excluding fire stations, libraries, locksmiths, luggage shops, physical fitness Studios, post offices, public and private schools, shoe repair shops, tobacco shops, and toy stores.*

*Development of the site did not occur and the PD has since expired; therefore a Major Amendment Rezone will be required.*

**PROJECT AREA ZONING AND AERIAL MAPS  
PLANNED DEVELOPMENT FUTURE LAND USE**



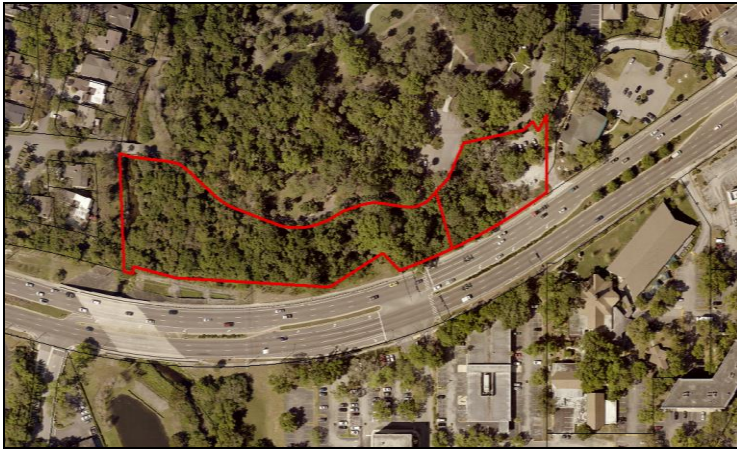
**PD ZONING**



**WETLANDS**



AERIAL



**AGENCY/DEPARTMENT COMMENTS**

#	Group Name	Comment Text
1.	Buffers and CPTED	Buffer requirements will be determined at the time of site plan review. Site plan information should include height (in feet) of all proposed buildings.
2.	Impact Analysis Coordination	Applicant may defer being tested for Concurrency Review/Impact Analysis with a later development application such as site plan approval or final engineering for a subdivision plat (final development order). Deferral is available to rezone and land use application and some special exceptions.
3.	Planning and Development	The subject site (known as a portion of Tract 19 of the Springs PD) was approved for a Major Amendment Rezone on April 26, 2011 to permit CN (Restricted Neighborhood Commercial) uses excluding fire stations, libraries, locksmiths, luggage shops, physical fitness Studios, post offices, public and private schools, shoe repair shops, tobacco shops, and toy stores.  Development of the site did not occur and the PD has since expired; therefore a Major Amendment Rezone will be required.
4.	Planning and Development	The rezone process requires public hearings with the Planning & Zoning Commission and the Board of County Commissioners and may take between 3 - 4 months. The PD (Planned Development) zoning classification is a two-step process that requires Master Development Plan approval by the Board of County Commissioners followed by Final Development Plan approval by the Development Review Committee.
5.	Planning and Development	The applicant must demonstrate that the required 25% open space for the entire Springs PD will be met. A revised Master Plan of the Springs PD will be required to show the calculation of overall open space; tract designations, acres, and density for the entire PD.
6.	Planning and Development	The subject property lies within the Wekiva Study Area. The proposed development must comply with the requirements of Section 30.1115 of the Land Development Code and Policies FLU 13.1-13.4 of the Seminole County Comprehensive Plan. These regulations deal with protection of natural resources such as Karst features, aquifer recharge areas, sensitive natural habitat, and open space.
7.	Planning and Development	The Springs PD requires a 50-foot landscape buffer along S.R. 434.

8.	Planning and Development	The subject site would be required to meet all Land Development Code requirements for parking, setbacks, 25% open space on site, buffers, and maximum Floor Area Ratio of 0.35.
9.	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.</p> <p>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>
10.	Public Safety - Addressing	Addressing comments will be provided during future reviews. The comments will reference Addressing Fees, Site Plan Name Approval process, Posting of address numbers/street address requirements, Address assignment and a time frame of when new addresses will be issued.
11.	Public Safety - Fire Marshall	This project falls under the Uniform Fire Safety Standards as defined in FS 633.022 and will have specific fire and life safety requirements as defined in FAC 69A.
12.	Public Safety - Fire Marshall	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18 (2015 edition).
13.	Public Safety - Fire Marshall	Type of use of building may require fire sprinklers and/or fire alarm.
14.	Public Safety - Fire Marshall	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18 of NFPA 1 (2015). If no municipal water supply is available, onsite water storage will be required for fire protection.
15.	Public Safety - Fire Marshall	No vertical construction shall commence until there is an approved water supply and fire access roads. Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, Chapter 16, 2015 edition).
16.	Public Works - Engineering	Based on FEMA FIRM Map portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volume compensation.
17.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.
18.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A and D class soils.
19.	Public Works - Engineering	Based on preliminary review, at a minimum, the site will be required to hold water quality and not exceed pre development rate of discharge rate for 25yr/24hr storm event.
20.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the 100 year flood plain.

21.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.
22.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Little Wekiva River.
23.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
24.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>
25.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
26.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )
27.	Public Works - Engineering	The property is adjacent to W SR434 which is an FDOT Road. Access and/or storm water discharge to FDOT ROW will require permit from FDOT.
28.	Public Works - Engineering	County LIDAR shows karst feature within the Part B property (parcel no. 03-21-29-300-001A-0000). Please check with County Land Development Code Section 30.1115 for setback requirements.
29.	Public Works - Water Quality	Please be advised that this project is located within the Wekiva Basin Management Action Plan area. The County would encourage the incorporation of nutrient reduction best management practices during the site design process.

## 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.

Group Name	Reviewer Name	Review Comments
Public Safety - Addressing	Amy Curtis acurtis@seminolecountyfl.gov	Amy Curtis 407-665-5191
Impact Analysis Coordination	Jim Potter jpotter@seminolecountyfl.gov	Jim Potter 407 665 5764
Public Works - Engineering	Joyce Parker jparker@seminolecountyfl.gov	Joyce Parker 407-665-7336
Env Svcs Main Review Team	Paul Zimmerman pzimmerman@seminolecountyfl.gov	Paul Zimmerman, PE (407) 665-2040
Public Safety - Fire Marshall	Melissa Souza msouza@seminolecountyfl.gov	407-665-7005
Comprehensive Planning	Jeff Hopper jhopper@seminolecountyfl.gov	Jeff Hopper (407) 665-7377
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov	407-665-7399
Public Works - Water Quality	Shannon Wetzel swetzel@seminolecountyfl.gov	Shannon Wetzel 407-665-2455
Building Division		
Buffers and CPTED	Jeff Hopper jhopper@seminolecountyfl.gov	Jeff Hopper (407) 665-7377

## 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.stml>

### 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.stml>

### 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>