

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

PROJECT NAME:	SOUTH SEMINOLE INDUSTRIAL PARK EXPANSION- PRE- APPLICATION	PROJ #: 22-80000169
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/09/22	
RELATED NAMES:	EP BRYAN POTTS	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-30-300-0460-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO EXPAND PAVEMENT FOR ADDITIONAL PARKING AND TRUCK MANEUVERING AREA	
NO OF ACRES	9.75	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	M-1A	
LOCATION	SOUTHWEST OF O'BRIEN ROAD AND SOUTH US HIGHWAY 17-92	
FUTURE LAND USE	IND	
SEWER UTILITY	NA	
WATER UTILITY	ALTAMONTE SPRINGS	
APPLICANT:	CONSULTANT:	
BRYAN POTTS TANNATH DESIGNS INC. 2494 ROSE SPRING DRIVE ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.COM	BRYAN POTTS TANNATH DESIGN, INC. 2494 ROSE SPRING DRIVE ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.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.

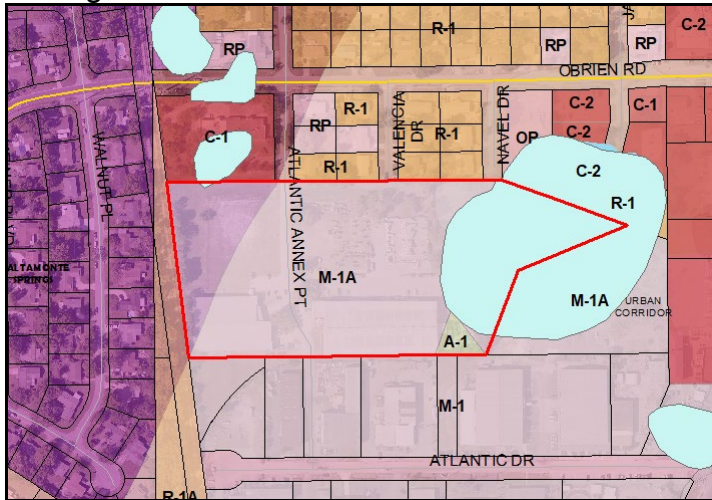
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

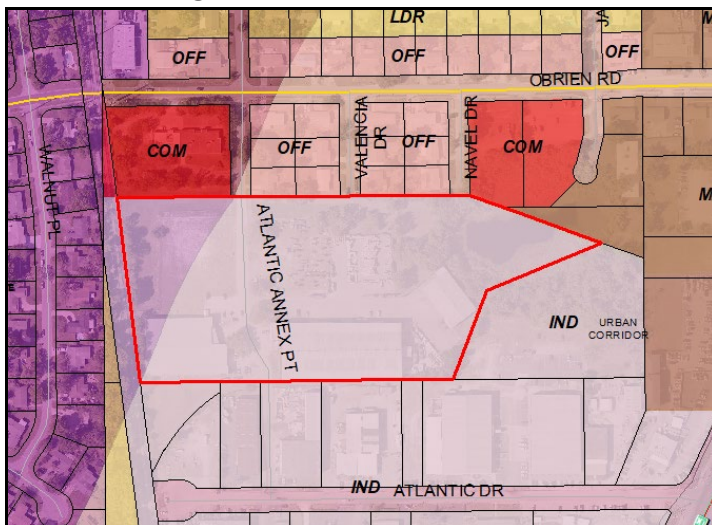
- The proposed additional parking will require Site Plan review.
- The applicant at the time of Site Plan review will be required to show that they are meeting the parking requirements for the permitted use and show the existing buildings, existing parking areas, as well as the additional parking spaces that are being provided on site.
- All existing easements will need to be shown on the Site Plan that are referenced on the boundary survey.
- The proposed parking lot cannot be built into an existing easement (ex. drainage easement).

PROJECT AREA ZONING AND AERIAL MAPS

Zoning and Karst Features



Future Land Use



AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
2.	Buffers and CPTED	A full buffer review will be done if a site plan review is triggered. Please provide the ISR, building height and hours of operation with the site plan application.	Informational
3.	Comprehensive Planning	The proposed parking expansion is compatible with the IND future land use.	Informational
4.	Comprehensive Planning	Please be aware the maximum FAR allowed in the IND future land use is 0.65.	Informational
5.	Natural Resources	During site plan review, please submit the results of a geotechnical exploration. According to county maps, karst features are possible present on the eastern side of the property.	Informational
6.	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
7.	Planning and Development	SETBACKS: The setbacks for the M-1A zoning district are: 50' Front Yard, 10' Rear yard, 10' Side Yard, 50' Side Street.	Informational
8.	Planning and Development	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey may be required prior to final engineering approval. Please note new FFWCC rules pertaining to gopher tortoises, if applicable.	Informational
9.	Planning and Development	The permitted use would need to show that they are meeting the required parking for that use. Then show the additional parking that is being added to the site. Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use is: Manufacturing Concerns and Warehouses. One (1) space for each one thousand (1,000) square feet of building plus one (1) space for each two (2) employees on the largest shift.	Informational
10.	Planning and Development	The new parking lot cannot be built into an established easement (ex. drainage, utility).	Informational
11.	Planning and Development	Parking space size is 10' x 20' per the Seminole County Land Development Code. Please make sure to call out parking size on the site plan.	Informational

12.	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 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided	Informational
13.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED)	Informational
14.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons	Informational
15.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition) NOTE: Fire Truck Parameters: - 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-Calculated Turning Radius: - Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.	Informational
16.	Public Safety - Fire Marshal	New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5. (NFPA 1 2018 Edition).Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)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. Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
17.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
18.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Informational
19.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Informational
20.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Urban class soils.	Informational
21.	Public Works - Engineering	Based on a preliminary review, the site is part of a master drainage system. However this may not meet current drainage requirements. At a minimum, the site will be required to show that with the additional impervious the site will meet current permitted requirements. Otherwise additional retention may be required. The new impervious would have to hold water quality and not exceed the pre-development rate and volume of discharge for the 25-year,24-hour storm event.	Informational
22.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east.	Informational

23.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the existing onsite system and then to the pond that discharges to FDOT. Note that an FDOT Drainage Connection Permit or letter of exemption would be required.	Informational
24.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
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 www.sjrwmd.com .	Informational
26.	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
27.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	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 Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	No Review Required	

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

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