

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

PROJECT NAME:	CALIBER CAR WASH - PRE-APPLICATION	PROJ #: 23-80000018
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/06/23	
RELATED NAMES:	EP DAN BROWN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	28-19-30-503-0000-0070+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A CAR WASH ON 1.24 ACRES IN THE C-1 ZONING DISTRICT	
NO OF ACRES	1.24	
BCC DISTRICT	ANDRIA HERR	
CURRENT ZONING	C-1	
LOCATION	NORTHEAST OF MONROE ROAD AND WEST STATE ROAD 46	
FUTURE LAND USE	HIPTI	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
DAN BROWN 309 E PACES FERRY ROAD NE ATLANTA GA 30305 (404) 353-7387 DBROWN@CALIBER-CAPITAL.COM	KRISTHIAN MORALES 910 SE 17TH ST FT LAUDERDALE FL 33316 (954) 314-8481 KMORALES@BOWMAN.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 subject property has a Higher Intensity Planned Development (HIPTI) Future Land Use designation with C-1 (Retail Commercial) and R-1A (Single Family Dwelling) zoning classifications.
- Redevelopment of the subject site will require the Applicant to Rezone to PD (Planned Development) to be consistent with the HIP-TI (Higher Intensity Planned Development – Target Industry) and to develop on the subject site.
- The Applicant will be required to design the site to the Performance Standards in Part 68 of the Seminole County Land Development Code.

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	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
3.	Buffers and CPTED	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.	Informational
4.	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
5.	Buffers and CPTED	Please review SCLDC Ch 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list, water efficient landscaping criteria, required mix of tree species, and landscaped parking area requirements.	Informational
6.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
7.	Buffers and CPTED	Please be aware that the landscape buffer plantings cannot be impacted by proposed drainage and grading plans.	Informational
8.	Buffers and CPTED	The subject parcels are within the SR 46 Gateway Corridor Overlay and have unique buffer requirements. Please review Sec. 30.1205. - Required corridor landscaped buffer and buffer requirements.	Informational
9.	Buffers and CPTED	In addition to the special overlay buffer requirements, staff estimates the following buffers: (north 0.3 opacity 15' width which may be reduced by 50% AND 0.2 parking buffer) (south: 0.4 opacity, 25' width) (west: 0.4, 15' width).	Informational

10.	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
11.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
12.	Building Division	Oil separator will be required for a car wash facility. FBC Plumbing (2020 7th ed.) 1004.1	Informational
13.	Comprehensive Planning	The Future Land Use is High Intensity Planned Development- Target Industry (HIPTI). The floor area ratio (FAR) is 0.35. Infill commercial uses are permitted long major collector and arterial roads when commercial uses are the predominant existing use along the roadway in both directions from the project site, and therefore the proposed commercial development represents infill development.	Informational
14.	Comprehensive Planning	The property requires a rezone to Planned Development (PD). FLU-131 states that an application for rezoning to PD zoning must accompany an application to amend the future land use designation of a property to PD future land use. The rezoning does not take effect until 31 days after completion of the transmittal of the adopted future land use amendment from the County to the State and Regional reviews agencies, which is the time period set for all Future Land Use amendments to take effect. Upon approval of the future land use designation, the maximum permitted density and/or intensity requested in the rezoning application shall be noted on the County's Future Land Use Map or map series. PD zoning within the Planned Development land use designation must be accompanied by a site/master plan as set forth in the Land Development Code. Such plans shall address compatibility with adjacent uses through, at a minimum, buffering, setbacks, lighting, building heights, and creative site design features where needed (such as lot sizes on perimeters that are comparable to lot sizes in adjacent residential developments) to ensure such compatibility.	Informational
15.	Comprehensive Planning	Please follow links to complete for Rezone/ FLU Amendment: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml	Informational

16.	Impact Analysis Coordination	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	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 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
19.	Planning and Development	The proposed development is within the HIP Target Area (FLU Element Exhibit-24),	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	The subject property is adjacent to a City of Sanford. Seminole County will provide an intergovernmental notice to the City of Sanford on the proposed development.	Informational
22.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for General Business or Personal Service Establishments. One (1) space for each two hundred (200) square feet of gross floor area.	Informational

23.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.) There are setback requirements on site lighting that need to be a minimum of 50' from a residential zoning and future land use.	Informational
24.	Planning and Development	All Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures Link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Informational
25.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings Link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Informational
26.	Planning and Development	A Rezone to PD (Planned Development) may take between 4 -5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners. Approval for a Planned Development is obtained through a two-step process. The First Step is approval of the PD Rezone with Master Development Plan and Development Order by the Board of County Commissioners. The second step is approval of a Final Development Plan as an Engineered Site Plan this would be approved by the Development Services Director along with the recording of the Developer's Commitment Agreement.	Informational
27.	Planning and Development	All uses conducted in commercial and industrial districts must conform to the standards of performance described below and must be so constructed, maintained, and operated in a manner not to be injurious or offensive to the occupants of adjacent and nearby premises by reason of emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire, explosive hazard, or glare as stated in Part 68 of the Seminole County Land Development Code.	Informational

28.	Planning and Development	Sec. 30.1294. - Screening. The following provisions shall apply to mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way:(a) Mechanical Equipment. (1) All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from residential properties or public rights-of-way at ground level on the property line. (2) Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials and may include decorative metal screening or louvers that are galvanized or painted to blend with the principal structure. (3) Wall or ground-mounted equipment screening shall be constructed of: Planting screens; Brick, stone, reinforced concrete, or other similar masonry materials; or Redwood, cedar, preservative pressure treated wood, or other similar materials.	Informational
29.	Planning and Development	The Future Land Use of HIP-TI cannot exceed 0.35 F.A.R since it abuts a residential area.	Informational
30.	Planning and Development	For Non-Residential uses in a PD: 20% open space shall be required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.	Informational
31.	Planning and Development	Staff would recommend the applicant not have the car wash exit of the building facing toward the residential neighborhood. Staff would recommend redesigning the site to prevent any noise pollution could potentially exceed Seminole County noise ordinance.	Informational
32.	Planning and Development	The subject property is within the North I-4 Corridor High Intensity Planned Development - Target Industry (HIP-TI) area, Comp Plan Policy FLU 5.8.	Informational
33.	Planning and Development	The maximum allowable building height is 35 feet.	Informational
34.	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 18.2.3.4 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width	Informational

35.	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 18.2.3.4 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width. Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition	Informational
36.	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) 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. The angle of approach and departure for fire department access roads shall not exceed 1 foot drop in 20 feet. (NFPA 1, 18.2.3)	Informational
37.	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 inches6.91 ft-Wheel Offset: 5.30 inches-Tread Width: 17.5 inches-Chassis Overhang: 68.99 inches5.75 ft-Additional Bumper Depth: 22 inches-Front Overhang: 90.99 inches7.58 ft-Wheelbase: 270 inches22.5 ft-Calculated Turning Radius: -Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in. Turning Radius Analysis must show the apparatus entering the site and leaving the site in one path of travel through the site as it would in the physical environment in order to verify sufficient fire department access per NFPA 1, CH 18, 18.2.	Informational
38.	Public Safety - Fire Marshal	Per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020), adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided. If no municipal water supply is available, onsite water storage will be required for fire protection.	Informational
39.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational

40.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted: 1) Fire department access roads shall be 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 the AHJ if the response time for emergency is exceeded. (FFPA 1, CH 18, 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 that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
41.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
42.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Informational
43.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Poorly Drained soils.	Informational
44.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) and known drainage issues exists downstream, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless a drainage connection permit with FDOT is issued.	Informational
45.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Informational
46.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the east across private property.	Informational
47.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational

48.	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
49.	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
50.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. These are FDOT roadways and will have to have FDOT ROW connection permits.	Informational
51.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Informational
52.	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
53.	Public Works - Engineering	The right in and right out onto Monroe Road will have to be designed to not promote any other movements. This should be a raised driveway separator unless prohibited by FDOT.	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
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
Building Division Review Coordinator	Jay Hamm	jhamm@seminolecountyfl.gov		
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	Review Complete	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388

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