

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

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	B & C STORAGE - PRE-APPLICATION	PROJ #: 23-80000001
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/06/23	
RELATED NAMES:	EP JAMES BRADWELL	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	16-19-30-5AB-0200-0040	
PROJECT DESCRIPTION	PROPOSED REZONE FOR LAND USE OF TRAILER, BOAT, RV STORAGE	
NO OF ACRES	3.56	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	R-1	
LOCATION	NORTHEAST OF ORANGE BOULEVARD AND HALSEY AVENUE	
FUTURE LAND USE	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT: CONSULTANT:		
JAMES BRADWELL J & N BRADWELL ENTERPRISE LLC P.O BOX 530340 DEBARY FL 32753 (407) 516-7154 RENTALS@JNBRADWELLENTERPRISE.COM		

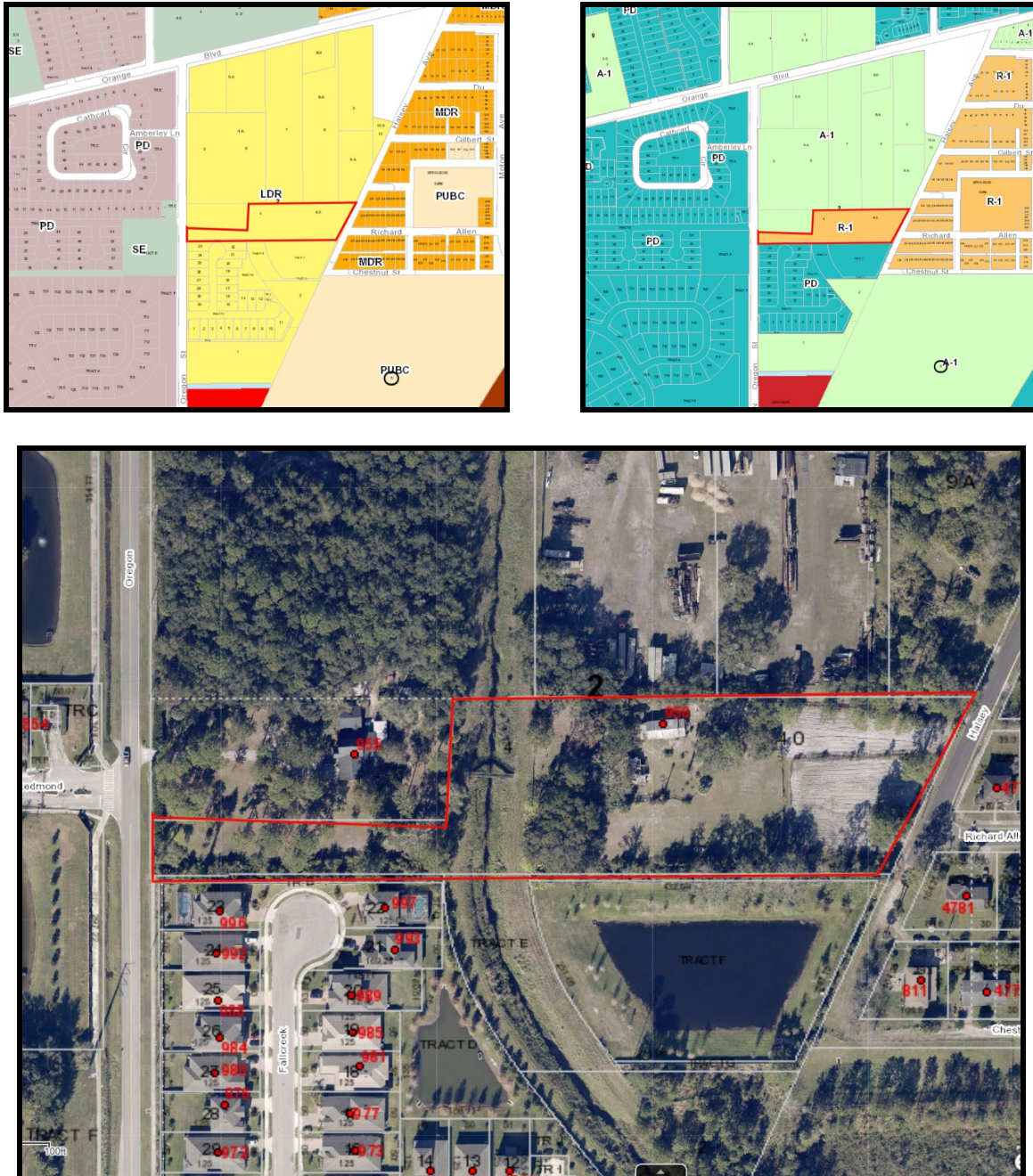
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 site has a Low Density Residential Future Land Use designation and A-1 (Agriculture) zoning.
- The proposed use of parking/storage for RV's, Boats, and Trailers does not fall under the permitted uses of the A-1 (Agriculture) zoning classification and is not consistent with the existing Low Density Residential Future Land Use designation.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

Group	Reviewer Comment	Status
1. Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: 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 SCLDC Sec. 30. 1292.	Informational
3.	Buffers and CPTED For a full buffer review, please provide the building height, impervious surface ratio, hours of operation, and setbacks with the rezone application.	Informational
4.	Buffers and CPTED Due to surrounding residential uses, increased buffers are likely to be required. Please see Sec 30.1288 and Sec 30.1294 for additional details.	Informational
5.	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
6.	Building Division Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 7th Edition (2020) Florida Building Code - Existing Building.	Informational
7.	Building Division Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.	Informational
8.	Building Division A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
9.	Building Division Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.	Informational
10.	Comprehensive Planning The Future Land Use (FLU) is Low Density Residential. The proposed use is not compatible with the FLU designation, so a Land Use Amendment will be required. Industrial FLU allows for storage but is not consistent with the surrounding area. The Land Use Amendment will need to be compatible with the proposed or current zoning. The property adjacent to the north has a non-conforming use and does not justify allowing storage use for the subject property.	Informational
11.	Comprehensive Planning 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	Informational

		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.	
12.	Comprehensive Planning	For rezone/ Future Land Use amendment please fill out the Attachment A: Facility Capacity Impact Assessment and Rezone/Future Land Use Amendment Application which can be found at this link: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	Informational
13.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is over 50 peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Informational
14.	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
15.	Natural Resources	Show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Informational
16.	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)	Informational
17.	Public Safety - Fire Marshal	If the house (SFR) on the site is to be used for the business, a change of use will be required.	Informational
18.	Planning & 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
19.	Planning & Development	The subject site has a Low Density Residential Future Land Use designation and A-1 (Agriculture) zoning.	Informational

20.	Planning & Development	<ul style="list-style-type: none"> The proposed use of parking/storage for RV's, Boats, and Trailers does not fall under the permitted uses of the A-1 (Agriculture) zoning classification and is not consistent with the existing Low Density Residential Future Land Use designation. The proposed use would require a Future Land Use Amendment from Low Density Residential to Industrial, and a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale). The purpose and intent of the Industrial Future Land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This Land Use should be located with direct access to rail systems, collector and arterial roadways, and as infill development where this use is established. The subject site and proposed use does not meet the intent of the Seminole County Comprehensive Plan and therefore, Staff would not support a Future Land Use amendment and Rezone to such an intense Industrial use. 	Informational
21.	Planning & Development	<p>If the Applicant chooses to move forward with an application for a Future Land Use Amendment and Rezone without staff support, the following information will apply:</p> <ul style="list-style-type: none"> A Small Scale Land Use Amendment and Rezone may take between 4 -5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. 	Informational
22.	Planning & Development	<p>If a Future Land Use Amendment and Rezone is approved by the Board of County Commissioners, the Applicant will then be required to submit an Engineered Site Plan. The Site Plan will be required to meet all the Seminole County Land Development Code regulations for building setbacks, access, open space, parking, and buffering.</p>	Informational
23.	Public Safety - Fire Marshal	<p>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 even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no</p>	Informational

		parking sign(s) shall be provided 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 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)	
24.	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. 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) 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.	Informational
25.	Public Safety - Fire Marshal	Fire Department Padlock (Knox) for manual gates shall be provide. Fire department SOS for electrically operated gates, Siren Operated Sensor with a battery back-up and an approved Knox key switch (Open all the way to 20 feet for fire department access) in accordance with NFPA 1, section 18.2.2.2 (2018) shall be provided.	Informational
26.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational
27.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020)	Informational
28.	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 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).3) 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).4)Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.5)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, 18.5.7.6) 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
29.	Public Safety - Fire Marshal	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a conversion of a structure from residential to a commercial use will require modifications.	Informational

30.	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
31.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Informational
32.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Informational
33.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre-development rate of discharge for the 25-year,24-hour storm event. The site does have known downstream issues and would have to hold the pre / post volumetric difference.	Informational
34.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain. A drainage easement will be required along both sides of the canal if they are not already there.	Informational
35.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to the canal.	Informational
36.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lockhart Smith Canal.	Informational
37.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
38.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Informational
39.	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
40.	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
41.	Public Works - Engineering	The roadway geometry appears to meet County standards. The roadway structure appears to meet County standards.	Informational
42.	Public Works - Engineering	Driveway location would have to align with Richard Allen Street. Please note that there is some concern with commercial traffic would be allowed on the local residential roadway.	Informational
43.	Public Works - Engineering	Dedication of additional right-of-way may 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
44.	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	Reviewer Comments
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Phone: 407-665-7391
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Jim Potter 407 665 5764
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	
Building Division	Tony Coleman	acoleman@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

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