

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

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

PROJECT NAME:	TRADEMARK METALS RECYCLING - PRE-APPLICATION	PROJ #: 25-8000055
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/02/25	
RELATED NAMES:	EP SCOTT BENNEWITZ	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	26-19-30-5AE-310A-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO REPLACE MODULAR OFFICE BUILDING ON 6.5 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF W SR 46, WEST OF MEISCH RD	
NO OF ACRES	6.50	
BCC DISTRICT	5: HERR	
CURRENT ZONING	M-1	
LOCATION	ON THE SOUTH SIDE OF W SR 46, WEST OF MEISCH RD	
LOCATION PART 2		
CURRENT LAND USE-	HIPTI	
APPLICANT:	CONSULTANT:	
PATRICK FULLER TRADEMARK METALS RECYCLING LLC 5401 W KENNEDY BLVD STE 400 TAMPA FL 33609 (813) 226-0088 PATRICK.FULLER@TMRECYCLING.COM	SCOTT BENNEWITZ BENNEWITZ CONSULTING 2541 CLIFF WAY SAINT CLOUD FL 34771 (513) 460-8501 BSCOTTBENNEWITZ@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 that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of Higher Intensity Planned Development Target Industry (HIPTI) and a zoning designation of C-2 (General Commercial), M-1 (Light Industrial), and A-1 (Agriculture).
- Any improvements to the property will require a site plan, subject to the requirements of Chapter 40 of the Seminole County Land Development Code (SCLDC).

PROJECT AREA ZONING AND AERIAL MAPS

FLU: HIPTI

Zoning: C-2, M-1, A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for SCLDC Sec. 30.14.6 on how to calculate LUI. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Info Only
3.	Buffers and CPTED	The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. Please refer to the SCLDC sections 30.14.3 and 30.14.3.5 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	A landscape buffer at least twenty-five (25) feet in width, which shall be greater if a more restrictive setback is required by the underlying zoning classification, shall be provided abutting the State Road 46 right-of-way line. The buffer area shall be planted with two (2) rows of trees (seventy-five (75) percent live oaks and twenty-five (25) percent of trees from the list of trees set forth in Section 30.10.11.15(a) which are determined by the Planning Manager to form a canopy along the corridor) with each tree having a minimum three (3) inch diameter measured one (1) foot above the ground at planting. The trees shall be planted every fifty (50) feet and staggered. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and abut access points and intersections. The first row of canopy trees shall be planted along a line ten (10) feet back from the right-of-way line.	Info Only
5.	Buffers and CPTED	The SCLDC requires that 100 percent of landscaped areas be irrigated. Landscape and Irrigation plans will be required with Site Plan submittal. Please see Landscape/Irrigation Plan requirements at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. ADA access is required for	Info Only

		mobile office, which will require a ramp meeting FBC, Accessibility.	
8.	Comprehensive Planning	Site has a Future Land Use of HIPTI and is located within the North I-4 Industrial Target Area. Based on this please note Future Land Use Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards. Target Industry uses are referenced on the Exhibit FLU: Hip Target Areas. The existing use is consistent with the Target Industry, which includes Auto parts, manufacturing, machinery, maintenance and modification and electronics/mechanical assembly. Site is located within a half mile of the Sanford Sunrail so it does not qualify for the additional allowed uses stated in Policy FLU 4.5.3(6).	Info Only
9.	Comprehensive Planning	Adjacent Properties are within the City of Sanford. Sewer and Water services are being supplied by the City of Sanford. Staff recommends reaching out to the City to discuss possible annexation.	Info Only
10.	Comprehensive Planning	Site is within half mile radius of the Sanford Sunrail, SANFORD SUNRAIL STATION URBAN CENTER	Info Only
11.	Comprehensive Planning	Site is located in the Sanford JPA (Joint Planning Area) within Sub-Area #8. Per the 2015 Sanford JPA, Sub Area 8: The City has amended its Comprehensive Plan to require PD zoning in this area. All lands in this area annexed by the City subsequent to the JPA have received land use designations of Westside Industry Commerce, one of the City's equivalent designations to HIP-TI.	Info Only
12.	Comprehensive Planning	Per Policy FLU 4.5.8 Regulation of Existing Uses: The only permitted zoning classifications allowed under the HIP future land use designation are Planned Development (PD) and Public Lands and Institutions (PLI). Parcels of land currently used for agricultural purposes, and developed parcels or parcels which had site plan approval prior to December 8, 1987, will be deemed to be compatible with and further the goals, policies, provisions, densities, intensities, and land uses provided for in this Plan.	Info Only
13.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
14.	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/	Info Only

15.	Planning and Development	Because the building is being replaced and there are improvements to the site, 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.stml	Info Only
16.	Planning and Development	This parcel has three (3) different zoning districts on the property. The C-2 (General Commercial) Zoning District does not allow for Junk and Recycling Yards as a permitted use. The M-1 (Industrial) Zoning District allows Junk and Recycling Yards as a Special Exception use. A-1 (agriculture) Zoning District does not allow for Junk and Recycling Yards as a permitted use.	Info Only
17.	Planning and Development	The Special Exception for the subject property that was approved in 1982 was for an Automobile Salvage Yard. This is a different use than what is proposed under the TMR business model, which is metal recycling. This would require a new Special Exception. Please be aware, if a new Special Exception is pursued, then the use should only exist within the property zoned M-1. Junk and recycling yards are not a permitted use in the A-1 and C-2 zoning districts.	Info Only
18.	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 below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf	Info Only
19.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure. The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses. 	Info Only
20.	Planning and Development	The only permitted zoning classifications allowed under the HIP future land use designation are Planned Development (PD) and Public Lands and Institutions (PLI). However, per Future Land Use Policy 4.5.8 developed parcels or parcels	Info Only

		<p>which had site plan approval prior to December 8, 1987, will be deemed to be compatible with and further the goals, policies, provisions, densities, intensities, and land uses provided for in the Comprehensive Plan. This parcel was developed at least as of 1982, per record of the Special Exception. Given the nature of the split zoning and overflow of the junk and recycling yard into those districts where it is not permitted, staff recommends a PD rezone in order to promote land consistency, consistency with the Comprehensive Plan, allow for the use of the property that is zoned C-2, allow memorialization of adequate buffering to the south, and to bring the site into compliance with all Seminole County standards. This would be in lieu of pursuing a Special Exception on the portion of land zoned M-1. Please see the following link for more information regarding Planned Developments:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE</p>	
21.	Planning and Development	<p>PD Criteria: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	Info Only
22.	Planning and Development	<p>Additional PD Criteria: Any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. 	Info Only
23.	Planning and Development	<p>An application to rezone to PD is required to include a narrative addressing the following:</p>	Info Only

		<p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative)</p>	
24.	Planning and Development	<p>C-2, M-1, and PD zoning districts require a minimum of 25% open space. Please see the following link for more information about open space requirements:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.20PSP</p>	Info Only
25.	Planning and Development	<p>Special Exception process:</p> <p>Staff review (conceptual site plan is required for the Special Exception application)</p> <p>Community Meeting</p> <p>Planning and Zoning Board public hearing</p> <p>Board of County Commissioners public hearing</p> <p>Formal Site Plan application (separate application)</p> <p>PD Rezone process:</p> <p>Staff review (see above stated information regarding PD requirements)</p> <p>Community meeting</p> <p>Planning and Zoning Board public hearing</p> <p>Board of County Commissioners public hearing</p> <p>Final Development Plan (can be done as an engineered Site Plan)</p>	Info Only
26.	Planning and Development	<p>This property is located within the State Road 46 Gateway Corridor. Please see the following link for more information:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.11CRSTRO46GACOOVSTZOCLDEC_OPRAFAP</p>	Info Only
27.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
28.	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.	Info Only
29.	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	Info Only
30.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 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	Info Only

		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 2 1/2 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"	
31.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
32.	Public Works – Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
33.	Public Works – Engineering	Based on a preliminary review, the site discharges to a drainage system with known drainage issues, therefore the site will be required to retain up to the entire 25-year, 24-hour storm event volume onsite without discharge if it can be demonstrated that there is capacity in the downstream system additional discharge may be allowed.	Info Only
34.	Public Works – Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
35.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the ditch along State Road 46.	Info Only
36.	Public Works – Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
37.	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 .	Info Only
38.	Public Works – Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
39.	Public Works – Engineering	The property is adjacent to State Road 46 which is an FDOT roadway. An FDOT driveway and drainage connection permit will most likely be needed for any improvements to the site.	Info Only
40.	Public Works – Engineering	A left turn lane is required. A right turn lane should be considered based on the nature of the site and large vehicles entering the site.	Info Only
41.	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. There are currently 3 access to the site in approximately 330'	Info Only

42.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. A 6' sidewalk is required along the property frontage.	Info Only
43.	Public Works - Engineering	ADA parking and access to the site and ROW is required to be provided.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

This section shows the reviewers of this project from the various County agencies.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

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) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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