

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

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

|   |   |                           |
|---|---|---------------------------|
| <b>PROJECT NAME:</b>  | <b>CODE ELECTRIC STORAGE BUILDING - PRE-APPLICATION</b>   | <b>PROJ #: 25-8000031</b> |
| APPLICATION FOR:  | DR - PRE-APPLICATION DRC  |                           |
| APPLICATION DATE:   | 3/14/25   |                           |
| RELATED NAMES:  | EP ALAN HAND  |                           |
| PROJECT MANAGER:  | KAITLYN APGAR (407) 665-7377  |                           |
| PARCEL ID NO.:  | 35-21-30-300-0270-0000  |                           |
| PROJECT DESCRIPTION   | PROPOSED SITE PLAN FOR A METAL STORAGE BUILDING ON 2.24 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF CITRUS AVE, WEST OF GOLDENROD PLACE RD |                           |
| NO OF ACRES   | 2.24  |                           |
| BCC DISTRICT  | 1: DALLARI  |                           |
| CURRENT ZONING  | PD  |                           |
| LOCATION  | ON THE NORTH SIDE OF CITRUS AVE, WEST OF GOLDENROD PLACE RD   |                           |
| FUTURE LAND USE-  | PD  |                           |
| <b>APPLICANT:</b>   | <b>CONSULTANT:</b>  |                           |
| TIM HENRY<br>CODE ELECTRIC<br>7459 CITRUS AVE<br>WINTER PARK FL 32792<br>(407) 718-7792<br>TIMHENRYSR61@GMAIL.COM | ALAN HAND<br>HAND BUILDING CONTRACTORS INC<br>4436 GLENMOOR CT<br>WINTER PARK FL 32792<br>(407) 383-3605<br>AHAND3330@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.

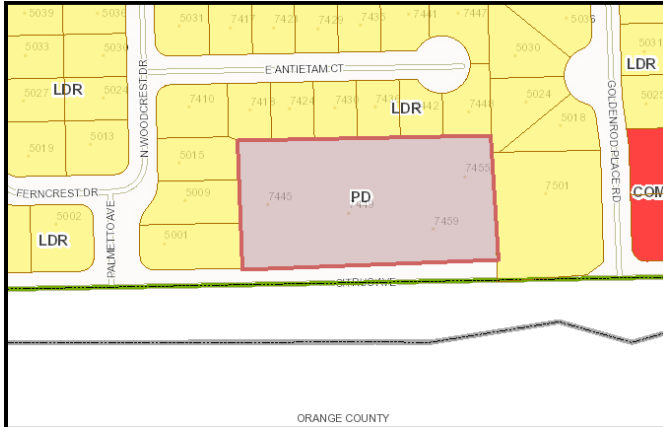
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

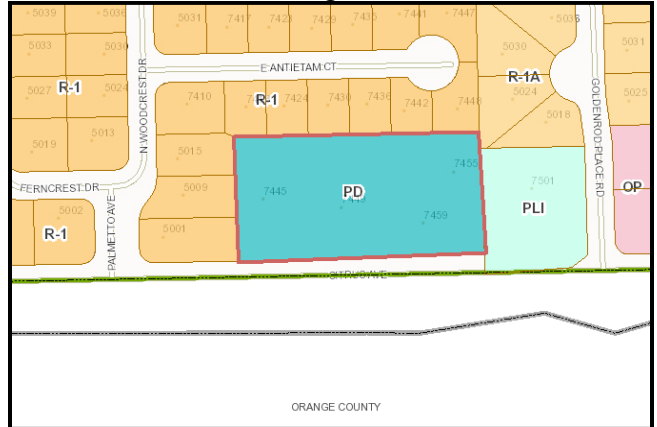
- The subject site has a Future Land Use (FLU) of Planned Development (PD) and a zoning designation of PD (Planned Development- Code Electrical Classes, Inc.).
- Required parking must be met on site. Additional parking proposed on the property located within Orange County will require approvals from Orange County.
- A PD Major Amendment Rezone will be required based on the size and area in which the storage/garage is proposed. Major amendments are considered PD Rezones, with all of the same requirements being applicable.

## PROJECT AREA ZONING AND AERIAL MAPS

FLU: PD



Zoning: PD



Aerial



**AGENCY/DEPARTMENT COMMENTS**

|     | REVIEWED BY              | TYPE   | STATUS    |
|-----|--------------------------|--|-----------|
| 1.  | Buffers and CPTED        | Buffer information can be found here:<br><a href="https://www.municode.com/library/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZOR_E_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZOR_E_PT67LASCBU</a>   | Info Only |
| 2.  | Buffers and CPTED        | Please refer to the SCLDC sections 30.14.3 and 30.14.3.5 on opacity and plant groups.  | Info Only |
| 3.  | Buffers and CPTED        | Approximate buffer requirements will be calculated based on project intensity per Sec. 30.14.6.  | Info Only |
| 4.  | Buffers and CPTED        | A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.  | Info Only |
| 5.  | Buffers and CPTED        | A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any other buffer required per the SCLDC.  | 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        | Type of use and size of building may require fire sprinklers and fire alarms.  | Info Only |
| 8.  | Building Division        | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.   | Info Only |
| 9.  | Building Division        | Fire Separation - Proposed location appears to be close enough to an existing building to warrant reviewing fire separation distances required based on uses of space. New building may have to have increased fire resistance rating along wall closest to existing building. (2023 FB; TABLE 705.5FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE)  | Info Only |
| 10. | Comprehensive Planning   | The subject property has a Planned Development Future Land Use (FLU) Designation. The proposed use is consistent with the FLU. There does not appear to be any conflict with the County Comprehensive Plan.  | Info Only |
| 11. | Environmental Services   | This development is located within the City of Casselberry's utility service area. No review required.   | Info Only |
| 12. | 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 | Info Only |

|     |                          |  |           |
|-----|--------------------------|--|-----------|
|     |                          | review. Seminole County Land Development Code:<br><a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development:<br><a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>   |           |
| 13. | Planning and Development | Library Comment<br>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at:<br><a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>  | Info Only |
| 14. | Planning and Development | Parking requirements can be found in SCLDC Part 64 Chapter 30, Part 11<br><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</a> . Parking requirements for the subject use (Commercial, non retail) are 1 space for every 2 employees, plus 1 space per company vehicle. All required parking must be met on site.   | Info Only |
| 15. | Planning and Development | If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)   | Info Only |
| 16. | Planning and Development | PD MAJOR AMENDMENT REZONE- Approval for a planned development is obtained through a two-step process. The first step is an approval of the master development plan and rezoning of the land by the Board of County Commissioners. The second step consists of final development plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the developer's commitment agreement. Information on PD Rezoning can be found at:<br><a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</a> | Info Only |
| 17. | Planning and Development | PD MAJOR AMENDMENT- 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.<br><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>   | Info Only |
| 18. | Planning and Development | PD MAJOR AMENDMENT: The approved overall maximum building square footage per the Development Order (DO) #94-56 is 11,480 square feet. The proposed additional building is greater than 10% of the approved square footage and changes the site layout by impacting parking spaces. These proposed changes require a PD Major Amendment Rezone. A major amendment shall be treated as rezoning from PD to PD, revising the development criteria for the PD zoning, and the associated development order shall be revised or re-issued accordingly.  | Info Only |
| 19. | Planning and Development | The PD Major Amendment must meet all requirements as PD Rezones do. The PD application shall include a narrative addressing the following: (1)How the proposed development addresses the goals of the Comprehensive Plan. (2)Why the   | Info Only |

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|     |                              | proposed development cannot be achieved under an existing conventional or special zoning district. (3)How the proposed development provides an innovative approach to land development. (4)A description of benefits to the County that cannot be achieved under the existing provisions of this Code.   |           |
| 20. | Planning and Development     | Please see SCLDC 30.8.5.8 PD Revisions for Major versus Minor Amendment criteria:<br><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE</a>   | Info Only |
| 21. | Planning and Development     | Processes required for the PD Major Amendment:<br>1. Staff Review<br>2. Community Meeting<br>3. Planning and Zoning Board public hearing<br>4. Board of County Commissioners public hearing for approval/denial. DO issued if approved.<br>5. Final Development Plan Submittal (can be submitted as an Engineered Site Plan)<br>6. Staff review/approval of the FDP and Site Plan with DCA issued.   | Info Only |
| 22. | Planning and Development     | The property is within the Code Electrical Classes Inc. PD and shall be developed in accordance with the approved PD Development Order and Developer's Commitment Agreement, as well as subsequent addendums.  | Info Only |
| 23. | Planning and Development     | The setbacks per the previously approved Site Plan and per the previous Land Development Code PCD requirements as referenced in the DO are as follows: Front yard 25 feet, Side yard 25 feet, and Rear yard 25 feet.   | Info Only |
| 24. | Planning and Development     | The proposed uses of are permitted, per the approved PD Development Order #94-56.  | Info Only |
| 25. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.  | Info Only |
| 26. | 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 |
| 27. | 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 |
| 28. | 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 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 | Info Only |

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|     |                              | 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"   |           |
| 29. | Public Safety - Fire Marshal | Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1  | Info Only |
| 30. | Public Works - Engineering   | A SJRWMD Environmental Resource Permit (ERP) has been issued for Code Electrical Classes, Inc. development on 11/30/1994 (Permit Number: 42-117-1018N / 49600-1). A modification of this ERP (Permit Number: 42-117-1018N / 49600-2) has been issued by SJRWMD for Code Electrical Classes, Inc. development on 7/3/1996. Any proposed increase in the impervious area from the already approved PD will require modification of the existing SJRWMD Environmental Resource Permit (ERP). Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.  | Info Only |
| 31. | Public Works - Engineering   | Development Review Engineering will not support the proposed location of the 30-ft by 60-ft Storage Building due to blocking the traffic access to the existing parking area located in the north section of the subject property, just west of Pond 1. Based on the proposed layout, it appears that minimum 7 regular parking spaces and 1 ADA parking space will be eliminated. These parking spaces will need to be replaced elsewhere on the site. Another issue is the Secondary Stormwater Management System, primarily, the existing drainage conveyance system serving to convey the runoff from the western building rooftop into the small retention area located in the northwest corner of the subject property. The Storage Building is proposed over one of the stormwater pipes. No stormwater pipes located under a building structure will be accepted. This particular pipe will need to be rerouted outside of any building structures. | Info Only |
| 32. | Public Works - Engineering   | Considering the significant changes to the development's layout and specifically to the parking area, a Traffic Circulation and Safety Analysis will be required to demonstrate that there will be no adverse impact (traffic delays and safety hazards) on Citrus Avenue. Citrus Avenue is operated and maintained by Seminole County and is functionally classified as Local Road.  | Info Only |
| 33. | Public Works - Engineering   | Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the  | Info Only |

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|     |                            | County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b).  |           |
| 34. | Public Works - Engineering | Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk. Seminole County currently adopted prices for paying into the Sidewalk Fund are: \$82.65 per linear feet for 5-foot width and \$92.17 per linear feet for 6-foot width. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations. | Info Only |

**AGENCY/DEPARTMENT REVIEWER CONTACT**

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

| <b>Department</b>               | <b>Reviewer</b>     | <b>Email</b>                     | <b>Contact</b> |
|---------------------------------|---------------------|----------------------------------|----------------|
| Buffers and CPTED               | Kaitlyn Apgar       | kapgar@seminolecountyfl.gov      | 407-665-7377   |
| Building Division               | Jay Hamm            | jhamm@seminolecountyfl.gov       | 407-665-7468   |
| Comprehensive Planning          | Maya Athanas        | mathanas@seminolecountyfl.gov    | 407-665-7388   |
| 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      | Vladimir Simonovski | vsimonovski@seminolecountyfl.gov | 407-665-5762   |
| 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](http://www.fema.gov)

#### **Cities:**

|                   |                |  |
|-------------------|----------------|--|
| Altamonte Springs | (407) 571-8150 | <a href="http://www.altamonte.org">www.altamonte.org</a>             |
| Casselberry       | (407) 262-7751 | <a href="http://www.casselberry.org">www.casselberry.org</a>         |
| Lake Mary         | (407) 585-1369 | <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>           |
| Longwood          | (407) 260-3462 | <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>           |
| Oviedo            | (407) 971-5775 | <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>       |
| Sanford           | (407) 688-5140 | <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>             |
| Winter Springs    | (407) 327-5963 | <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>   |