

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, June 20, 2025, in order to place you on the Wednesday, June 25, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

PROJECT NAME:	SKY MARINE & CARTS - PRE-APPLICATION	PROJ #: 25-80000067
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/06/25	
RELATED NAMES:	EP JAMES PUGH	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	22-20-30-300-0040-0000+	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR BOAT REPAIR AT A BOAT DEALERSHIP	
NO OF ACRES	5.77	
BCC DISTRICT	2 - ZEMBOWER	
CURRENT ZONING	C-2	
LOCATION	SOUTH SIDE OF US HWY 17-92, WEST OF COUNTRY HOME RD	
FUTURE LAND USE	MXD	
APPLICANT:	CONSULTANT:	
JAMES PUGH 4165 N US HWY 17-92 SANFORD FL 32773 (703) 403-5068 JGREGPUGH@GMAIL.COM	JAMES LOPEZ PUGH 433 W NEW ENGLAND AVE #303 WINTER PARK FL 32789 (703) 309-4300 JAMESP@SKYMARINEORLANDO.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.

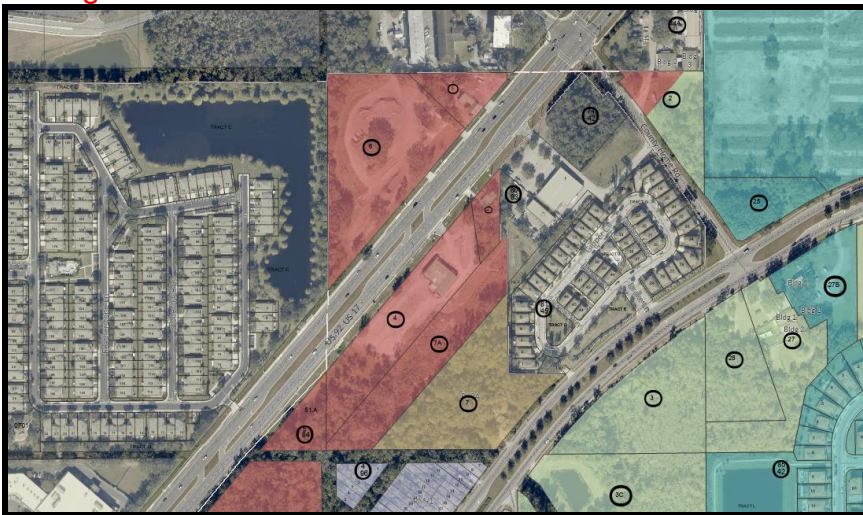
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Mixed Development (MXD) Future Land Use designation and a C-2 (General Commercial) zoning district.
- Marine sales and service are permitted in the C-2 zoning district and therefore do not require a Special Exception.
- The applicant will be required to obtain site plan approval. As part of this process, the property shall be brought into compliance with current codes, including but not limited to landscaping, parking lot restriping, and ADA accessibility improvements.
- Any nonresidential zoning classification(s) assigned to a developed parcel before the Mixed Development (MXD) Land Use designation was assigned can continue as long as the existing use is not expanded more than twenty (20) percent by floor area. **If the building is proposed to be expanded by twenty (20) percent or more now or in the future, a rezone to Planned Development (PD) will be required.**

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
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
2	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
3	Buffers and CPTED	A full buffer review will be done at time of site plan review.
4	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.

5	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
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.
7	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 8th ed (2023) 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 8th edition (2023) Florida Building Code - Existing Building.
8	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
9	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
10	Comprehensive Planning	Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation defines potential development options as follows: A Potential Development Options 1 Mixed use developments which may include residential, retail, commercial, office, service uses and/or light industrial. Vertical or horizontal mix of uses could be appropriate provided that the proposal is integrated development. 2 Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses, in accordance with the current zoning district standards applicable to the property. However, new and/or additional development on a site must conform to this Policy. 3 New single use residential developments proposed for this land use designation shall be allowable uses if a site contains fewer than six acres. Permitted single use residential developments shall be limited to multi-family and Missing Middle typologies. 4 New single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres; and 5 Attendant on-site facilities such as utilities, transit supportive facilities such as bus shelters; recharge stations for hybrid or electric vehicles; public safety facilities such as police or fire stations, structured parking facilities integrated into or containing other uses, public schools, open space and recreation areas. Based on the submission, the site would be compatible with the potential development options available in MXD Future Land Use, see (A)(4) above (commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres).

11	Comprehensive Planning	Allowable zoning districts in Future Land Use MXD are PLI, MUCD, MM, C-1, C-2, and PD. Proposed site, including the main parcel and vacant parcel, will require a PD rezone based on the following section from Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation (4.2.2(F)(5)): 5 Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed Development Land Use Designation is assigned so long as the existing use is not expanded more than twenty (20) percent by floor area. Applicants using existing zoning may not exceed the allowable densities and intensities associated with the Future Land Use Designation consistent with their current zoning district. Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI; Proposed use appears to be consistent with MXD Future Land Use if the site maintains the existing use without changes. If the existing use is expanded, then a PD rezone will be required along with requirements associated with MXD Future Land Use.
12	Comprehensive Planning	Site has a Future Land Use of MXD (Mixed Development). Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation states the following: The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.
13	Comprehensive Planning	Site is located in Community Redevelopment Area as well as the Urban Corridor which requires site to follow design standards outlined in Future Land Use Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment (US 17-92 Community Redevelopment Area). Rezone to PD will require site to meet standards listed in Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation, section (F)(4): 4 Planned Development, provided that any Planned Development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment.
14	Environmental - Impact Analysis	Seminole County is the Water only service provider for this project. Capacity reservation will be required.
15	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 12" PVC potable water main running along the southeast side of N US HWY 17-92.
16	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC gravity sewer main and manhole running through Tract F of the nearby Reagan Pointe Plat with utility easement access to the proposed development.
17	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.
18	Environmental Services	Be advised that N US HWY 17-92 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.

19	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.
20	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.
21	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
22	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
23	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
24	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
25	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
26	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
27	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
28	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)

29	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
30	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.
31	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)
32	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)
33	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
34	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)
35	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
36	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/
37	Planning and Development	The subject property has a Mixed Development (MXD) Future Land Use designation and a C-2 (General Commercial) zoning district.
38	Planning and Development	Any nonresidential zoning classification(s) assigned to a developed parcel before the Mixed Development (MXD) Land Use designation was assigned can continue as long as the existing use is not expanded more than twenty (20) percent by floor area. If the building is proposed to be expanded by twenty (20) percent or more now or in the future, a rezone to Planned Development (PD) will be required.

39	Planning and Development	The building setbacks for the C-2 zoning district are: front - 25 feet, side yard - 0 feet, and rear - 10 feet.
40	Planning and Development	<p>If the building is proposed to be expanded by twenty (20) percent or more now or in the future, a rezone to Planned Development (PD) will be required. The PD Rezone process is as follows:</p> <ul style="list-style-type: none"> - 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. - 2nd step is approval of the Final Development Plan as an Engineered Site Plan (FDP), which is approved at the staff level.
41	Planning and Development	<p>The parking requirements for the use is: 4 parking spaces for every 1,000 square feet of floor area for the first 10,000 square feet and 3 spaces for every 1,000 square feet above 10,000 square feet.</p> <p>Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</p>
42	Planning and Development	Marine sales and service are permitted in the C-2 zoning district and therefore do not require a Special Exception.
43	Planning and Development	<p>The applicant will be required to obtain site plan approval. As part of this process, the property shall be brought into compliance with current codes, including but not limited to landscaping, parking lot restriping, and ADA accessibility improvements. The Site Plan review process can be found in the Seminole County Land Development Code (SCLDC), Chapter 40.</p> <p>The Site Plan must meet all requirements of the SCLDC including, but not limited to building/structure setbacks, parking requirements, access/drive aisle, open space, landscape buffers, stormwater, etc. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm</p>
44	Planning and Development	<p>If any additional outdoor lighting is proposed, a photometric plan may be required. SCLDC lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</p>
45	Planning and Development	<p>Urban Core: The subject property is within the area described as the "Urban Core," defined as the lands bounded by I-4 on the west, and within a ¼ mile boundary of U.S. 17/92 on the east, and all land within a ¼ mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p>
46	Planning and Development	Twenty-five (25) percent 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.

47	Planning and Development	The subject property is adjacent to a city. Seminole County will provide an intergovernmental notice to the adjacent city.
48	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
49	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.
50	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
51	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 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 21/2 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"
52	Public Safety - Fire Marshal	Any changes to the building or site shall require approved permits.
53	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.
54	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.
55	Public Works - Engineering	Based on a preliminary review, the site has an existing onsite drainage system. Any changes to the impervious on site will have to be evaluated. There are known drainage issues downstream of the property, therefore the site will be required to retain the pre vs post development volume onsite without discharge. The entire site would have to be brought to current standards if additional impervious is proposed.
56	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally south.
57	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing onsite drainage system.
58	Public Works - Engineering	A detailed drainage analysis will be required at final engineering if any new impervious is proposed.

59	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 .
60	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	David German dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@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) 571-8150	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