

**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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 10/27/2023, in order to place you on the Wednesday, 11/1/2023 meeting agenda.

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

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

PROJECT NAME:	FDOT TRUCK PARKING FACILITY - PRE-APPLICATION	PROJ#: 23-80000143
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/10/23	
RELATED NAMES:	EP MOLLY DEVIVERO	
PROJECT MANAGER:	TYLER REED (407) 665-7398	
PARCEL ID NO.:	21-19-30-511-0A00-0000+++	
PROJECT DESCRIPTION	PROPOSED REZONE FOR A TRUCK PARKING FACILITY ON 17.39 ACRES LOCATED ON THE WEST SIDE OF MONROE RD, SOUTH OF ORANGE BLVD	
NO OF ACRES	17.39	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD, A-1	
LOCATION	ON THE WEST SIDE OF MONROE RD, SOUTH OF ORANGE BLVD	
FUTURE LAND USE-	HIPTI	
<b>APPLICANT:</b>		<b>CONSULTANT:</b>
MEGAN OWENS FDOT 719 S WOODLAND BLVD MS 542 DELAND FL 32720 (386) 943-5140 MEGAN.OWENS@DOT.STATE.FL.US		MOLLY DEVIVERO, P.E BENTLEY GROUP INC 651 W WARREN AVE STE 200 LONGWOOD FL 32750 (407) 331-6116 MOLLY@BENTLEYGROUPINC.COM

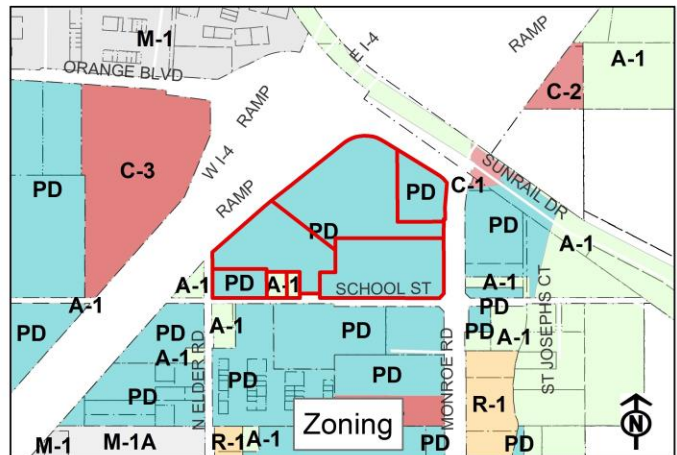
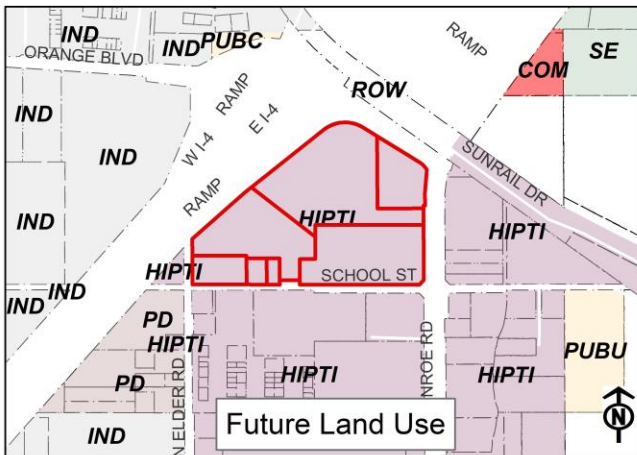
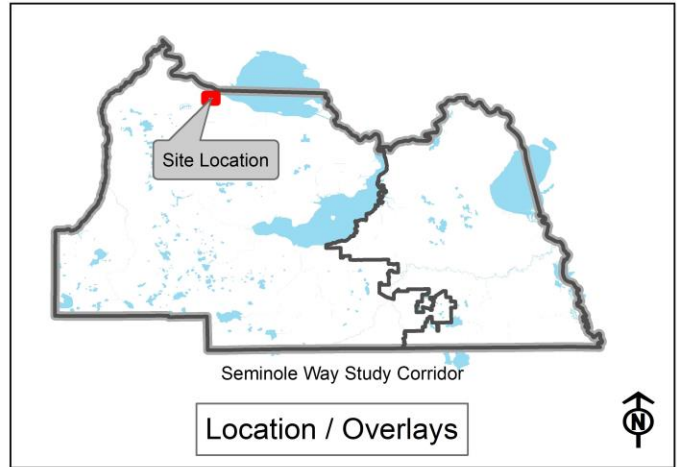
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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

This proposed project will need a Planned Development (PD) Major Amendment. This proposal will not need a Future Land Use (FLU) Map Amendment.

## PROJECT AREA ZONING AND AERIAL MAPS



### AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>
2	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
3	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.

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. 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. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
6	Buffers and CPTED	Per Sec. 30.1288. - Nuisance bufferyards. Where loading or refuse disposal abuts a residential district or is visible from the public right-of-way, an increase in opacity by 0.2 and a minimum six (6) foot wall shall be required as part of the applicable district boundary or street buffer. Where outdoor storage, exterior equipment operation, or material handling abuts a residential district or is visible from a public right-of-way, an increase in opacity by 0.2 and a berm or evergreen hedge of sufficient height to insure that stored material is not visible shall be required as part of the applicable district boundary or street buffer.
7	Buffers and CPTED	Please be prepared to show the buffer opacities, widths, plant unit calculations, plant size, quantity, and species on the landscape plan.
8	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with the minimum possible interference with the buffering function, as determined by the Development Services Director.
9	Buffers and CPTED	If landscaping is proposed that deviates from the standard requirements in the Seminole County Land Development Code, it must be determined at time of PD rezone and shown on the master development plan.
10	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.
11	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 current edition 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.
12	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
13	Comprehensive Planning	The Future Land Use (FLU) is High Intensity Planned Development- Target Industry (HIP-TI). This use has a maximum intensity of 1.5 Floor Area Ratio.
14	Comprehensive Planning	HIP-TI allows for uses like terminals, warehousing and similar uses. For a full list of uses please see Seminole County Comprehensive Plan FLU-element 136.
15	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a pressurized 12" DI potable water line running along the south side of School St, a pressurized 10" PVC potable water line running along the west side of Monroe Rd, and a pressurized 12" PVC potable water line running along the south side of Orange Blvd. Also, there is a pressurized 8" PVC potable water line extending into the northeast corner of parcel 21-19-30-511-0000-0010 from

		Orange Blvd.
16	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 8" PVC sanitary sewer line running along the north side of School St, a pressurized 8" PVC sanitary sewer line running along the west side of Monroe Rd, and a pressurized 8"/10" PVC sanitary sewer line running along the south side of Orange Blvd.
17	Environmental Services	This development is within Seminole County's reclaim water service area but there are no reclaim water lines nearby. Irrigation would be provided by this development's potable water system.
18	Environmental Services	Any existing private utility infrastructure present on site that is currently in use and is not planned to be reused as a part of this development is required to be removed or properly abandoned.
19	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the Donnie Myers RV 2011 file in the Resources folder for reference.
20	Environmental Services	It's our understanding that this development previously inquired about vacating the existing 25' utility easement (specifically the easement shown on Seminole County Records Book 82, Page 47) that runs along the northwest side of parcels 21-19-30-511-0000-0010 and 21-19-30-511-0000-0020. Any currently abandoned utility infrastructure present in the easement would need to be removed prior to the vacation of the easement.
21	Environmental Services	An option for sanitary sewer service is an onsite sewage treatment and disposal system (OSTDS) aka septic system. Per House Bill 1379, this development would need an enhanced nutrient-reducing (ENR) capable OSTDS since it would be new construction, includes lots that were one acre or less (lots cannot be combined in a way that circumvents a more restrictive design standard) and located in a Florida basin management action plan (BMAP) area. To apply for a OSTDS permit, follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location.
22	Impact Analysis Coordination	Consider extending the School St road improvements west to Elder Road.
23	Impact Analysis Coordination	Please make sure the asphalt pavement proposed can handle the truck traffic. Consider the use of concrete pavement.
24	Impact Analysis Coordination	Request that FDOT take over maintenance of School Street due to the heavy use by the tractor-trailers and heavy trucks.
25	Impact Analysis Coordination	A closed drainage system is requested for the length of School Street.
26	Impact Analysis Coordination	Please make sure the School Street drainage system connects and can convey all off-site drainage entering the road.
27	Impact Analysis Coordination	Please make sure the asphalt pavement proposed can handle the truck traffic. Consider the use of concrete pavement.

28	Impact Analysis Coordination	Consider larger radii at the intersection of School Street and Monroe Road, suggest a 75' minimum.
29	Impact Analysis Coordination	Consider SB right turn lane on Monroe Road onto School Street.
30	Impact Analysis Coordination	Consider a signal warrant analysis for the intersection of School Street and Monroe Road/US 17-92.
31	Impact Analysis Coordination	Consider a queuing analysis to determine queue lengths on Monroe and on School Street to see if any mitigation is needed.
32	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
33	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)
34	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)
35	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional post-development wetland boundaries.
36	Natural Resources	Conservation easements dedicated to Seminole County will be required over the post-development wetlands and required buffers.
37	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>
38	Planning and Development	Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan. Semi-truck parking is an allowable use, excluding Semi-truck parking for Lot 1 according to the Sanford I-4 Center PD Development Order.

39	Planning and Development	SETBACKS are based on the Sanford I-4 Center Planned Development: Lot 1: Front (Orange Ave.): Twenty-Five (25) feet; Side: Ten (10) feet; Side (Monroe Rd): No setback; Rear: Fifteen (15) feet Lot 2: Front (School St.): Twenty-Five (25) feet; Side (I-4): Twenty-Five (25) feet Side (Lot 3): Ten (10) feet; Rear (Lot 1): Fifteen (15) feet; Lot 3: Front (School St.): Twenty-Five (25) feet; Front (Monroe Rd.): Twenty-Five (25) feet.
40	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html</a>
41	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use shall be in accordance to the SCLDC Code Sec. 30.1221.
42	Planning and Development	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)
43	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)
44	Planning and Development	Based on preliminary aerial photo and County wetland map analysis, the subject property may contain wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.
45	Planning and Development	A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries.
46	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers.
47	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
48	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.
49	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
50	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

		<p>installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).</p> <p>5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.</p> <p>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>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"</p>
51	Public Safety - Fire Marshal	<p>Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.</p>
52	Public Works - Engineering	<p>The proposed project is located within the Lake Monroe (LS-Canal) drainage basin.</p>
53	Public Works - Engineering	<p>Based on SCS Soil Survey GIS overlays, the site generally has C/D low infiltration class soils.</p>
54	Public Works - Engineering	<p>Based on 1 ft. contours, the topography of the site appears to be generally flat with slight to slope to the west, north and east.</p>
55	Public Works - Engineering	<p>Based on a preliminary review, the site appears to outfall to ditch at the north end of the property heading east to the Monroe Rd stormpipe system, then south, and then east to the Narcissus outfall to Lake Monroe.</p>
56	Public Works - Engineering	<p>A detailed drainage analysis will be required at final engineering. The site will be required to provide water quality treatment and attenuation in accordance with County requirements.</p>
57	Public Works - Engineering	<p>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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>.</p>
58	Public Works - Engineering	<p>A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (<a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a>)</p>
59	Public Works - Engineering	<p>Sidewalks shall be required in accordance with the code along the frontage of the property on School Street connecting to the sidewalk system on Monroe Rd.</p>
60	Public Works - Engineering	<p>School Street is not built to County standards in pavement structure, width, or drainage. The street will have to be constructed to County standards with heavy duty pavement and minimum 24' width in order to accommodate the truck traffic and volume proposed. Recommend that FDOT assume maintenance of any required improvements.</p>

**AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS**

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Review Complete	Tony Coleman 407-665-7581 Email: acoleman@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398 Email: treed@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 Email: bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Impact Analysis Coordination	Review Complete	William Wharton 407-665-5730 Email: wwharton@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7308 Email: sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Tyler Reed 407-665-7398 Email: treed@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jose Gomez 407-665-7383 Email: jgomez@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](http://www.fema.gov)

### **Cities:**

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<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>