

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, October 4, 2024, in order to place you on the Wednesday, October 9, 2024 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](#).

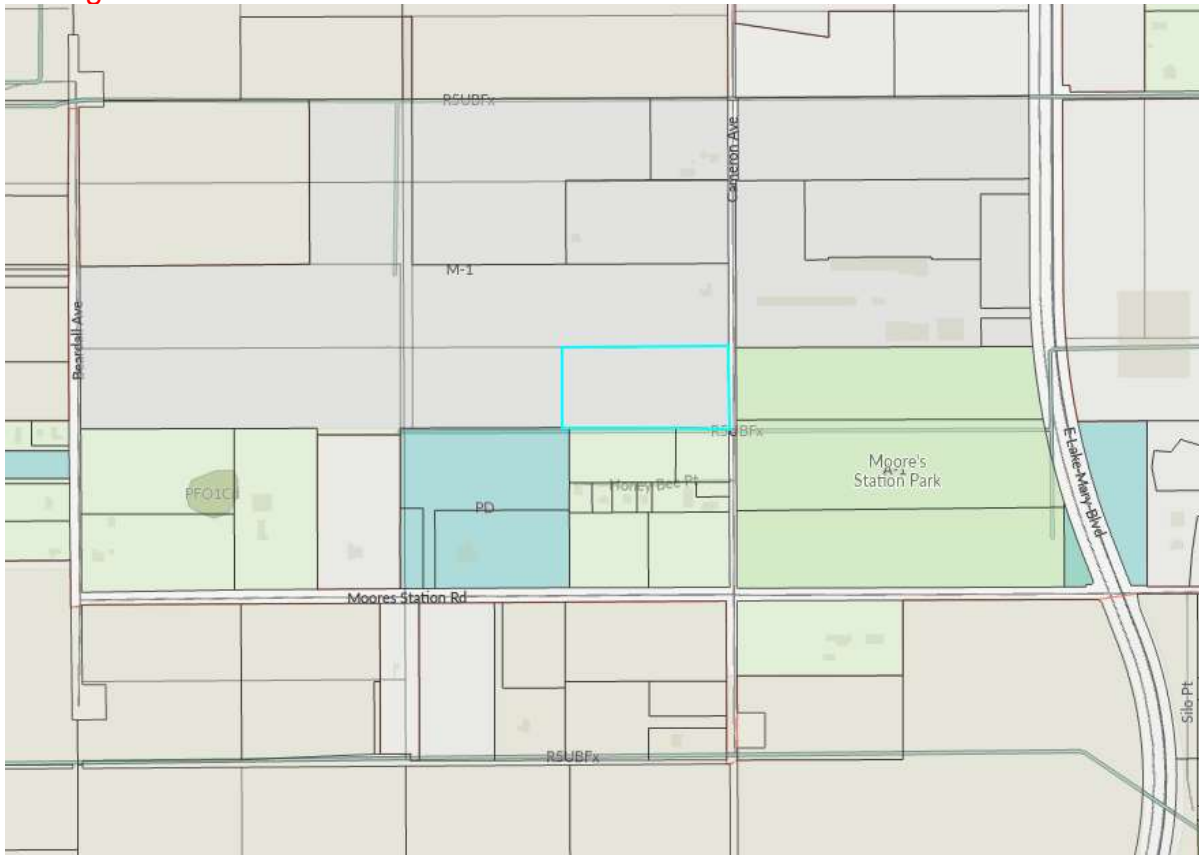
PROJECT NAME:	RECYCLED CONCRETE CRUSHER - PRE-APPLICATION	PROJ #: 24-80000119
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/17/24	
RELATED NAMES:	EP DANNY MARTINEZ	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	03-20-31-5AY-0000-18A1	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A CONCRETE/ASPHALT RECYCLING PLANT ON 4.97 ACRES IN THE M-1 ZONING DISTRICT	
NO OF ACRES	4.97	
BCC DISTRICT	5: HERR	
CURRENT ZONING	M-1	
LOCATION	ON THE WEST SIDE OF CAMERON AVE, NORTH OF MOORES STATION RD	
FUTURE LAND USE-	IND	
APPLICANT:	CONSULTANT:	
DANNY MARTINEZ DANNY MARTINEZ INC PO BOX 700008 ST. CLOUD FL 34770 (407) 460-4467 DMICONSTRUCTION@ICLOUD.COM	N/A	

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 AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Natural Resources Sarah Harttung 9/17/24 12:54 PM	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)
2	Environmental Services James Van Alstine 9/17/24 2:34 PM	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it (if needed). No review required.
3	Building Division Tony Coleman 9/18/24 8:27 AM	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
4	Public Safety - Fire Marshal Matthew Maywald 9/20/24 9:34 AM	Type of use and size of building may require fire sprinklers and fire alarms.
5	Public Safety - Fire Marshal Matthew Maywald 9/20/24 9:34 AM	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
6	Public Safety - Fire Marshal Matthew Maywald 9/20/24 9:34 AM	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
7	Public Safety - Fire Marshal Matthew Maywald 9/20/24 9:34 AM	"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"

8	Public Works - Engineering Vladimir Simonovski 9/22/24 11:22 PM	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.
9	Public Works - Engineering Vladimir Simonovski 9/22/24 11:23 PM	The proposed project is located within the Lake Jesup Drainage Basin.
10	Public Works - Engineering Vladimir Simonovski 9/22/24 11:51 PM	Based on the USDA Web Soil Survey, the site has predominantly Felda and Manatee Mucky Fine Sands, Depressional (100%), Map Unit Symbol 15. Felda and Manatee Mucky Fine Sands, Depressional, are classified by the USDA as "Very Poorly Drained" soils. Felda Mucky- Fine Sands constitute 56% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be about 0 inches and designates the Hydrologic Soil Group as A/D. Manatee Mucky Fine Sands constitute 38% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be about 0 inches and designates the Hydrologic Soil Group as B/D. Minor Components (Wabasso and Delray) constitute 6% of the Map Unit Composition.
11	Public Works - Engineering Vladimir Simonovski 9/22/24 11:54 PM	Based on the available one (1) foot contours, the topography of the site appears to be relatively flat, with minor deviations in grade. The highest ground elevation appears to be 18.0 feet (west/northwest, southeast, and middle) and the lowest 17.0 feet (north and east/southeast).
12	Public Works - Engineering Vladimir Simonovski 9/23/24 12:14 AM	Based on the preliminary review, the site appears to retain majority of the rainfall runoff onsite. There is, however, an existing drainage open channel (Richmond Outfall South) along the southern boundary line of the subject property that is maintained by Seminole County. Richmond Outfall South is a manmade trapezoidal open channel that is 3.4-feet deep, with bottom width of 5.2-feet and top width of 16-feet. This drainage system conveys stormwater from west to east, through a system of interconnected open channels, into Lake Jesup. There is a 36-inch Corrugated Metal Pipe (CMP) under Cameron Avenue, that was lined in 2015. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. 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.
13	Public Works - Engineering Vladimir Simonovski 9/23/24 12:14 AM	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 area, 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 .

14	Public Works - Engineering Vladimir Simonovski 9/23/24 12:15 AM	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
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15 Public Works -
Engineering
Vladimir
Simonovski
9/23/24 12:26 AM

The primary access point to the subject property is through Cameron Avenue. Camron Avenue is functionally classified as a Local Road and was last resurfaced in the 1960s. The roadway geometry and structure meet the current Seminole County standards; it is a rural section roadway (20-foot wide pavement, no curb and gutter, and no pedestrian concrete sidewalk). Cameron Avenue was last inspected in 2024, it has Pavement Condition Index (PCI) value of 88, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Local Road is 200 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Driveways on opposite sides on any undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). Parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.A). If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.B). 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 County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). 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). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the developments frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).

16	Public Works - Engineering Vladimir Simonovski 9/23/24 12:27 AM	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. Therefore, pedestrian concrete sidewalk shall be constructed along the entire property frontage (south side of E. Red Bug Road). 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. 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.
17	Comprehensive Planning Maya Athanas 9/27/24 2:01 PM	The subject property is within the Airport Target Area. Please review Policy FLU 4.6.2 Orlando Sanford International Airport of the Seminole County Comprehensive Plan for information, such as avigation easement requirements. (https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/) pg. 91 of the FLU element.
18	Comprehensive Planning Maya Athanas 9/27/24 2:07 PM	The subject property is within the Seminole County/ City of Sanford Joint Planning Area, in sub-area 4 and in the Airport Target Area. The following uses are compatible with the Airport: Industrial parks; corporate business parks; commercial developments; office complexes; attendant retail; service and hotel uses; medium and high-density rental residential developments between the 60 and 65 DNL; agricultural uses; public uses;
19	Comprehensive Planning Maya Athanas 9/27/24 2:09 PM	The property has a Future Land Use Designation of Industrial (IND). The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is 0.65 floor area ratio.
20	Buffers and CPTED Maya Athanas 9/27/24 2:11 PM	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
21	Buffers and CPTED Maya Athanas 9/27/24 2:11 PM	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.

22	Buffers and CPTED Maya Athanas 9/27/24 2:11 PM	A full buffer review will be done at time of site plan review, special exception review, or at rezone if rezoning to a Planned Development. Proposed landscaping should be included on the conceptual site plan submitted with the special exception application.
23	Buffers and CPTED Maya Athanas 9/27/24 2:11 PM	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.
24	Buffers and CPTED Maya Athanas 9/27/24 2:11 PM	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.
25	Buffers and CPTED Maya Athanas 9/27/24 2:13 PM	In M-1, the first twenty-five (25) feet of the fifty (50) foot front yard setback along the front property line shall remain unpaved except for normal entrance drives, and shall be landscaped as required in Part 14.
26	Buffers and CPTED Maya Athanas 9/27/24 2:14 PM	Per Sec 30.4.21.2 Enclosed buildings and outside storage-All uses shall be maintained within an enclosed permanent building and any outside storage shall be in an area screened from view from adjacent property.
27	Planning and Development Hilary Padin 10/2/24 1:21 PM	Per Section 30.4.21.2 of the Seminole County Land Development Code, all uses shall be maintained within an enclosed permanent building and any outside storage shall be in an area screened from view from adjacent properties.
28	Planning and Development Hilary Padin 10/2/24 1:50 PM	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/
29	Planning and Development Hilary Padin 10/2/24 1:50 PM	The proposed use is not permitted in the current Zoning District designation and will require a Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml
30	Planning and Development Hilary Padin 10/2/24 1:50 PM	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.shtml

31	Planning and Development Hilary Padin 10/2/24 1:50 PM	Seminole County requires community meetings for all Special Exceptions. Please see the link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
32	Planning and Development Hilary Padin 10/2/24 1:50 PM	New Public Notification Procedures are required for all Special Exceptions. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf
33	Planning and Development Hilary Padin 10/2/24 3:46 PM	If your project is within 20,000 feet of a runway you are required to complete the FAA Part 77 (Airport Obstruction Form 7460-1) - See the following links: https://www.faa.gov/forms/index.cfm/go/document.information/documentid/186273 https://www.ecfr.gov/current/title-14/chapter-I/subchapter-E/part-77/subpart-B/section-77.9
34	Planning and Development Hilary Padin 10/2/24 3:46 PM	The subject project is adjacent to the Orlando Sanford International Airport. Seminole County Project Manager will coordinate review with the Orlando Sanford International Airport Area Planning Committee. Forms and information including the Airport Layout Plan, County, City, and Airport Area Interlocal Agreements, FAA forms, and Avigation Easement forms can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/AirportAreaDevelopmentProjects.pdf Airports (Part 61 Chapter 30)

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