

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

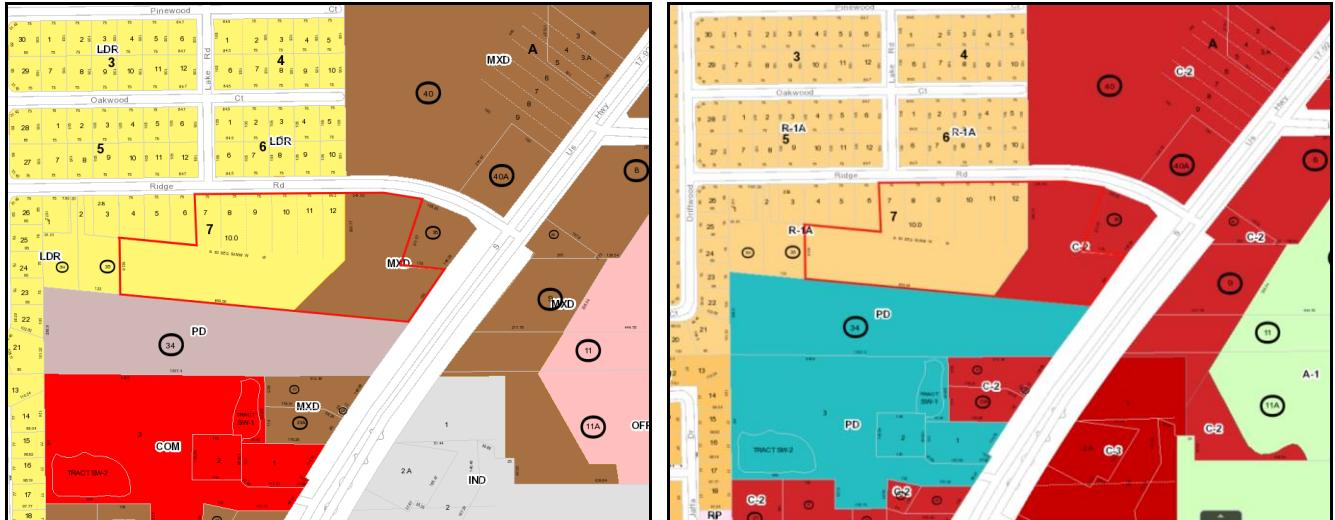
PROJECT NAME:	THE TRAILER CONNECTION - PRE-APPLICATION	PROJ #: 23-80000119
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/13/23	
RELATED NAMES:	EP BOB CORTES	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	19-21-30-503-0700-0100	
PROJECT DESCRIPTION	PROPOSED REZONE FOR AN OUTDOOR STORAGE AND RETAIL SALES ON 6.19 ACRES LOCATED ON THE SOUTH SIDE OF RIDGE RD, WEST OF S US HWY 17-92	
NO OF ACRES	6.19	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTH SIDE OF RIDGE RD, WEST OF S US HWY 17-92	
FUTURE LAND USE-	MXD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:		CONSULTANT:
MIKE MOORE D.G LAFEVERS, INC 8005 S US HWY 17-92 FERN PARK FL 32730 (407) 331-7223 MMOORE@THETRAILERCONNECTION.COM		BOB CORTES ROC MARK STRATEGIES LLC 1201 BUNNELL RD ALTAMONTE SPRINGS FL 32714 (407) 463-8257 BOB@BOBCORTES.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.

PROJECT MANAGER COMMENTS

- The subject property has Mixed Use and Low Density Residential Future Land Use with C-2 (Retail Commercial) and R-1A (Single Family Residential) zoning.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
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	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
4.	Buffers and CPTED	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 ensure that stored material is not visible shall be required as part of the applicable district boundary or street buffer.	Informational
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.	Informational
6.	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.	Informational
7.	Buffers and CPTED	A full buffer review will be done at time of site plan review. At this time, staff expects a 0.3 opacity buffer or greater may be required adjacent to single family residential and civic assembly uses. and a 0.4 opacity or greater may be required adjacent to the right of way. This is subject to change.	Informational
8.	Buffers and CPTED	A landscape plan will be required at site plan review, that shows the buffer widths, opacities, plant units, plant species, and quantity.	Informational
9.	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 in effect at the time of building permit application and plan submittal.	Informational
10.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
11.	Building Division	Occupancy change requires compliance with the current edition of the Florida Building Codes in effect at the time of building permit application and plan submittal.	Informational
12.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational

13.	Comprehensive Planning	<p>The Future Land Use (FLU) is Low Density Residential (LDR) for subject lots 7,8, and 9.LDR permits single family detached residences at a density of four (4) dwelling units per net buildable acre. LDR does not permit storage. For a complete list of permitted uses see Seminole County Comprehensive Plan FLU-127: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf</p>	Informational
14.	Comprehensive Planning	<p>The Future Land Use (FLU) for Lots 10, 11, and 12 and the portion of the parcel fronting U.S. HWY 17-92 is Mixed Use Development (MXD). The site is over six (6) acres, so single use developments are not permissible. Mixed-use developments may include a mix of residential and non-residential components such as retail commercial, office, service uses and/or light industrial. Attendant on-site facilities such as structured parking facilities integrated into other uses, transit facilities, utilities, and recreation areas are also permitted. For more information on MXD future land use requirements, see FLU-143-147: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf</p>	Informational
15.	Comprehensive Planning	<p>The Subject property is in the US 17 -92 Corridor which supports infill and redevelopment with mixed development land uses where appropriate.</p>	Informational
16.	Comprehensive Planning	<p>Please follow the links to complete the Facility Capacity Impact Assessment worksheet and the Rezone/Future Land Use Amendment Application: https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/Future-Lane-Use-Attachment-A-Worksheets.pdf https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Rezone-LUA-Application-Package.pdf</p>	Informational
17.	Impact Analysis Coordination	<p>A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.</p>	Informational

18.	Planning and Development	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/	Informational
19.	Planning and Development	The subject site has both a Low Density Residential (LDR) and Mixed Use (MDR) Future Land Use designation, with C-2 (Retail Commercial) and R-1A (Single Family Dwelling) zoning classifications.	Informational
20.	Planning and Development	The purpose and intent of the MXD Future Land Use designation is to provide for a mix of uses within a development site or within a multiple parcel area to encourage flexible and creative design, protect established residential neighborhoods from adverse impacts of nonresidential development and reduce the cost of public infrastructure. Allowable developments under the MXD Future Land Use include mixed-use developments with both a residential and non-residential component, or multiple-use developments providing a mixture of non-residential components such as office, retail commercial, hotel, personal services, and very light industrial when compatibility can be demonstrated. Single use non-residential developments are only permitted on parcels under 6 acres where the MXD Future Land Use has already been assigned and existing commercial zoning is already existing; expansion of the MXD Future Land Use for a single use development would not be supported by staff.	Informational
21.	Planning and Development	The portion of property with the existing MXD Future Land Use and C-2 zoning may be developed under the current allowable C-2 permitted uses as a single use development.	Informational
22.	Planning and Development	The existing Low Density Residential & residential zoning does not permit commercial uses.	Informational
23.	Planning and Development	Staff may support a Future Land Use amendment from LDR to MXD and Rezone to PD (Planned Development) for a Mixed-Use Development in accordance with Comprehensive Plan Policy FLU 5.15 Mixed Use Developments.	Informational

24.	Planning and Development	Staff would not support a Future Land Use amendment from LDR to MXD for a single use development as currently proposed.	Informational
25.	Planning and Development	A Small Scale Land Use Amendment and Rezone may take between 4 -5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Informational
26.	Planning and Development	Per Sec. 30.1344 Open Space - The amount of open space required for a development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, minimum open space shall be twenty-five (25) percent of gross site area.	Informational
27.	Planning and Development	Per Sec. 40.83 - 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.	Informational
28.	Planning and Development	<p>Per Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map and Zoning Map:</p> <ul style="list-style-type: none"> • Per Sec. 30.49 Community Meeting Procedures. For Land Use Amendments and Rezones; prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). • The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. 	Informational
29.	Public Safety - 9/15/23 8:42 AM	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Informational
30.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
31.	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.	Informational

32.	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	Informational
33.	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 212 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"	Informational
34.	Public Safety - Fire Marshal	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 100Inside 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.	Informational
35.	Public Works - Engineering	The western portion of the proposed project is located within the Gee Creek drainage basin and the eastern portion of the proposed project is located within the Howell Creek drainage basin.	Informational
36.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.	Informational

37.	Public Works - Engineering	Based on a preliminary review, for any proposed impervious area, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event.	Informational
38.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east towards US17-92.	Informational
39.	Public Works - Engineering	Any impervious area added will require that detailed drainage analysis be performed and stormwater management for the site to be addressed.	Informational
40.	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 .	Informational
41.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
42.	Public Works - Engineering	Any new proposed building or development will require that an accessible route from the building to the right-of-way be provided.	Informational
43.	Public Works - Engineering Jose Gomez 9/20/23 12:40 PM	Based on a preliminary review, the site appears to outfall to the US 17-92 drainage system. A drainage connection permit will be required for any proposed development outfall to US 17-92.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Review Complete	Matthew Maywald – 407-665-5177
Planning and Development	Review Complete	Joy Giles 407-665-7399
Impact Analysis Coordination	Review Complete	William Wharton 407-665-5730
Natural Resources	No Review Required	Sarah Harttung 407-665-7391
Environmental Services	No Review Required	James Van Alstine 407-665-2014
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388
Public Works - Engineering	Review Complete	Jose Gomez – 407-665-7383
Comprehensive Planning	Review Complete	Tyler Reed - 407-665-7398
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143
Building Division	Review Complete	Tony Coleman 407-665-7581

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) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	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