

**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>QUICK DEVELOPMENT BASEBALL PLAYERS - PRE-APPLICATION</b>	<b>PROJ #: 24-80000145</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/27/24	
RELATED NAMES:	EP ANOL EGALITE	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	08-20-32-501-0000-0020+	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-5 TO C-1 FOR A BASEBALL SCHOOL AND TRAINING FACILITY ON 14.52 ACRES LOCATED ON THE EAST SIDE OF PATRIOT PT, NORTH OF W OSCEOLA RD	
NO OF ACRES	14.52	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE EAST SIDE OF PATRIOT PT, NORTH OF W OSCEOLA RD	
FUTURE LAND USE-	R5	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
ANOL EGALITE QUICK DEVELOPMENT 1525 PATRIOT PT GENEVA FL 32732 (207) 520-3035 EGALITEGOMEZ@HOTMAIL.COM	N/A	

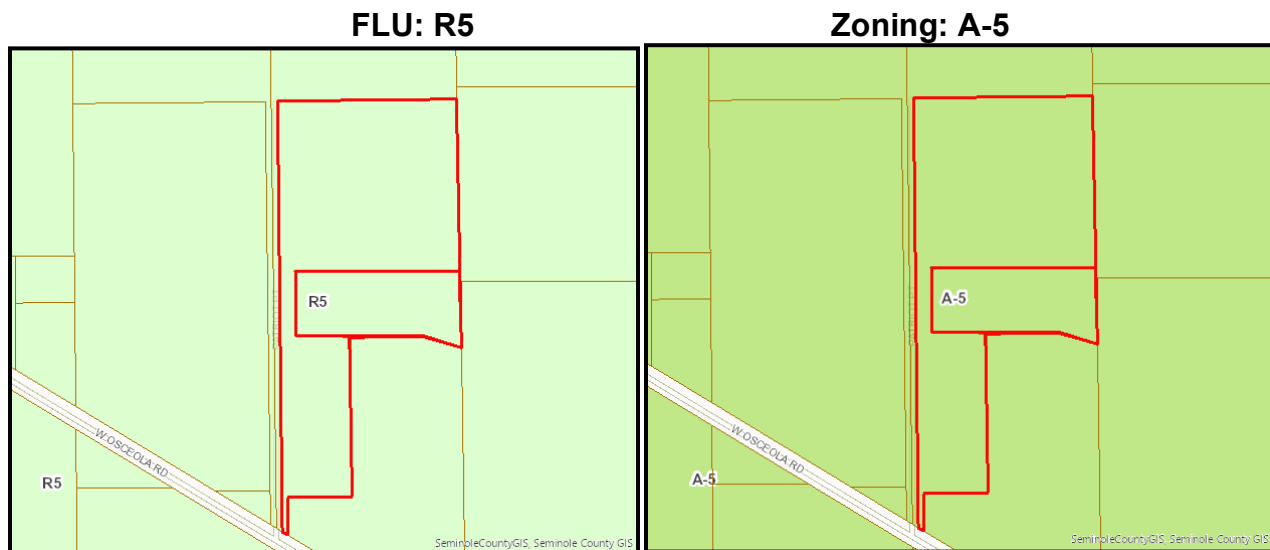
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

- The subject property has a Future Land Use (FLU) designation of Rural- 5 (R5) and is located within the A-5, Agriculture zoning district.
- The proposed project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code.
- The proposed project is considered a Special Exception in the A-5 Zoning District is subject to Board of County Commissioners for final approval. The Special Exception is only allowable when making use of the land with nominal impacts to natural resources as determined by the Planning Manager.
- The subject property is located within the Osceola Road [Scenic Corridor Overlay](#) and is subject to all applicable standards per the Seminole County Land Development Code (SCLDC).

## PROJECT AREA ZONING AND AERIAL MAPS



## Aerial



**AGENCY/DEPARTMENT COMMENTS**

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan submittal.	Info Only
2.	Buffers and CPTED	<p>This property is located within the Scenic Corridor Overlay. Please see the following link for more information:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.2SCCOOVZODI">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.2SCCOOVZODI</a></p> <p>All non-residential uses shall be separated from residential uses on adjacent properties by one of the following bufferyards:                      a. A bufferyard of two hundred (200) feet between residential and non-residential buildings; or                      b. A bufferyard of one hundred (100) feet between residential and non-residential buildings landscaped with:                      i. One (1) canopy tree per fifty (50) linear feet; and ii. Two (2) understory trees per fifty (50) linear feet of common property line; and iii .Eight (8) shrubs per fifty (50) linear feet of common property line; or                      c. A bufferyard of fifty (50) feet between residential and non-residential buildings landscaped with: i. One (1) canopy tree per twenty-five (25) linear feet of common property line; and ii. Two (2) understory trees per twenty-five (25) linear feet of common property line; and iii. Eight (8) shrubs per twenty-five (25) linear feet of common property.</p>	Info Only
3.	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
4.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
5.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
6.	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
7.	Comprehensive Planning	The subject property has a Rural-5 Future Land Use Designation and allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses.	Info Only
8.	Comprehensive Planning	The proposed use is not listed in the permitted uses for the R-5 FLU designation. However, if the use is permitted in the zoning district or allowed through a special exception, the use shall be considered consistent with the R-5 designation.	Info Only
9.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Mullet Lake Water Association to service it.	Info Only
10.	Environmental Services	This development is located outside of the urban service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) 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	Info Only

		Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
11.	Environmental Services	This development is located outside of the urban service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
12.	Natural Resources	Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space. SCLDC 30.7.3.2, note 11	Info Only
13.	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.	Info Only
14.	Planning and Development	This property is located within the Osceola Road Scenic Corridor Overlay along a minor roadway. Per SCLDC Sec. 30.10.2, Notwithstanding any other provision of this Code, no development shall be carried out on land within a designated scenic corridor except for land designated as Commercial on the future land use map and except for agricultural uses and structures.	Info Only
15.	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>	Info Only
16.	Planning and Development	SETBACKS: The setbacks for the A-5 zoning district are: 50 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 50 feet Side Street.	Info Only
17.	Planning and Development	The proposed use of Outdoor Recreation, extensive, is a Special Exception in the A-5 Zoning District designation when making use of the land with <b>nominal impacts</b> to natural resources, as determined by the Planning Manager.	Info Only
18.	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.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
19.	Planning and Development	The subject property is located in the East Rural Area (FLU Objective 11 and Element Exhibit-28).	Info Only
20.	Planning and Development	Required parking for Recreation and Entertainment is 1 space / 7 rated patron capacity. Parking also includes bicycle parking subject to applicable requirements contained with SCLDC Sec. 30.11.7. Please see all parking requirements: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALOR E">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALOR E</a>	Info Only



21.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. (SCLDC 30.15. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a> )	Info Only
22.	Planning and Development	There are two conservation easements denoted on the plat that exist (either entirely or a portion of) on this lot. A fifteen (15) foot buffer is required around these areas in compliance with conditions stated on the plat.	Info Only
23.	Planning and Development	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. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf</a>	Info Only
24.	Planning and Development	The processes for Special Exceptions include the following: 1. Pre-Application Review 2. Staff Review of Special Exception. 3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. 4. Planning and Zoning Board Recommendation. 5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception.	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 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"	Info Only

29.	Public Safety - Fire Marshal	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	Info Only
30.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Info Only
31.	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 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.	Info Only
32.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
33.	Public Works - Engineering	The proposed project is located within the Saint John's drainage basin.	Info Only
34.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has somewhat poorly drained soils.	Info Only
35.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
36.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
37.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east.	Info Only
38.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an isolated wetland to the east.	Info Only
39.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
40.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>	Info Only
41.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
42.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
43.	Public Works - Engineering	A left turn lane is required. A right turn lane may be required.	Info Only
44.	Public Works - Engineering	There is concern with the access to the property. The access is part of an access easement. It may not be possible to impact the access and there is not enough room to get an independent driveway.	Info Only
45.	Public Works - Impact Analysis	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 Countys Traffic	Info Only

		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.	
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## AGENCY/DEPARTMENT CONTACTS

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

Department	Reviewer	Email	Contact
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	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
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>