

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

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

PROJECT NAME:	7-11 SANFORD - PRE-APPLICATION	PROJ #: 25-80000047
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/10/25	
RELATED NAMES:	EP JEREMY ANDERSON	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	03-20-31-5AY-0000-0560	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO DISCUSS ABOUT DRIVEWAY CONNECTIONS ON 2.98 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF E LAKE MARY BLVD AND SKYWAY DR	
NO OF ACRES	2.98	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTHEAST CORNER OF E LAKE MARY BLVD AND SKYWAY DR	
FUTURE LAND USE-	HIPAP	
APPLICANT:		CONSULTANT:
MAX WALDAU CREIGHTON CONSTRUCTION 2240 W FIRST ST #101 FORT MYERS FL 33901 (239) 210-0455 MWALDAU@CREIGHTONDEV.COM		JEREMY ANDERSON COMMON OAK ENGINEERING LLC 4020 EDGEWATER DR ORLANDO FL 32804 (407) 951-5915 PERMITS@COMMONOAKENGINEERING.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.

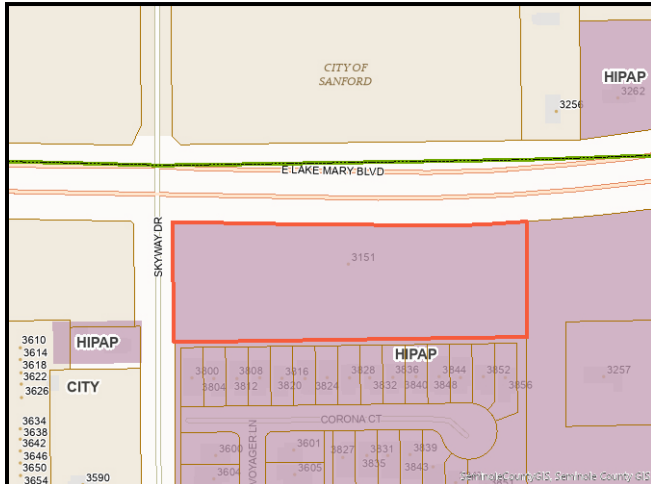
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

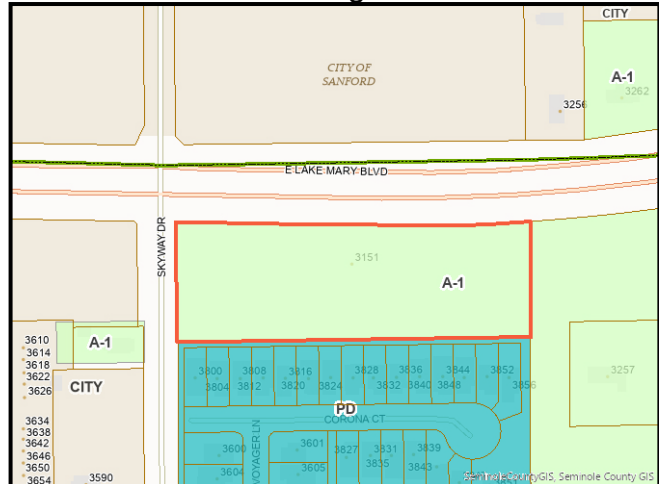
- The subject property has a Future Land Use (FLU) of Higher Intensity Planned Development- Airport (HIP-AP) and a zoning designation of A-1 (Agriculture).
- Per the application narrative, the property is proposed to be annexed into the City of Sanford and developed per City standards. Please coordinate with the City of Sanford to determine if they require annexation.
- The subject property is located within sub-area four (4) of the Joint Planning Agreement (JPA) established between the City of Sanford and Seminole County.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: HIP-AP



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Based on the application narrative, buffer standards will be during site plan review per City of Sanford Standards.	Info Only
2.	Comprehensive Planning	Future Land Use of HIPAP (High Intensity Planned Development - Airport). This Land Use will require a rezone to PD (Planned Development). HIPAP has a maximum FAR of 1.0. Please note: Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards section of the Future Land Use Element.	Info Only
3.	Comprehensive Planning	Site is located within the Seminole County Sports Complex Urban Center. Please reference Policy FLU 4.2.3. Per Policy FLU 4.2.3: 3. High Intensity Planned Development Airport (HIP-Airport): Projects may choose to opt-in to the density and intensity bonuses of the Urban Centers and Corridors Overlay but must follow the HIP-Airport restrictions of no residential uses permitted.	Info Only
4.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
5.	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/	Info Only
6.	Planning and Development	The subject property is located within Sub Area 4 of the City of Sanford and Seminole County Joint Planning Agreement (JPA). Lands annexed near or adjacent to the airport shall be assigned land use designations compatible with the Joint Planning Agreement. 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 residential developments between the 60 and 65 DNL, agricultural uses, public uses; however, the Future Land Use of HIP-AP categorizes residential developments as incompatible in the area	Info Only
7.	Planning and Development	The provisions within the E. Lake Mary Small Area Study is applicable to the subject property. This is considered the Lake Mary Boulevard Mixed Use District. Non-	Info Only

		residential land uses should be developed fronting E. Lake Mary Blvd. for direct access, as a transition from E. Lake Mary Blvd. to adjacent residential areas, and to provide goods and services for the existing residential land uses. I have put the reference for this in the resources folder in eplan.	
8.	Planning and Development	Please coordinate with the City of Sanford regarding development standards.	Info Only
9.	Planning and Development	This property is located within the Urban Centers and Corridors Overlay. See Future Land Use Policy 4.2.3 Urban Centers and Corridors for more information.	Info Only
10.	Planning and Development	This property is located within the Airport Accident Potential Hazard Area and Avigation Easement Area.	Info Only
11.	Planning and Development	<p>If development were pursued with the County, the following processes would be necessary:</p> <ul style="list-style-type: none"> • Rezone to Planned Development (PD) due to the Future Land Use of HIP-AP. The proposed use would need to be compatible with HIP-AP which is designed to provide for higher intensity airport supportive employment uses and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport. A rezone to PD would require all PD criteria to be met, see the following link for more information: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE • Final Development Plan (can be done as an engineered site plan to satisfy final engineering requirement) • Final Engineering 	Info Only
12.	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
13.	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: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
14.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Info Only
15.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Type A/D and B/D soils.	Info Only
16.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only

17.	Public Works - Engineering	The property is adjacent to Skyway Drive and E Lake Mary Blvd. which are classified as local and arterial roads, respectively. Both roads are not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
18.	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 .	Info Only
19.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to S Cameron Avenue ditch.	Info Only
20.	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)	Info Only
21.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
22.	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards.	Info Only
23.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
24.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. Sidewalk along Skyway Drive shall be required. In addition, at final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations."	Info Only
25.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
26.	Public Works - Impact Analysis	As the proposed use is considered a high traffic generator a traffic impact study (TIS) is required (even for a ROW Permit). The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. Also, a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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	David German	dgerman@seminolecountyfl.gov	407-665-7386
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

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