

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 **no later than noon on Thursday, 12/29/2022**, in order to place you on the Wednesday, 01/04/2023 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.

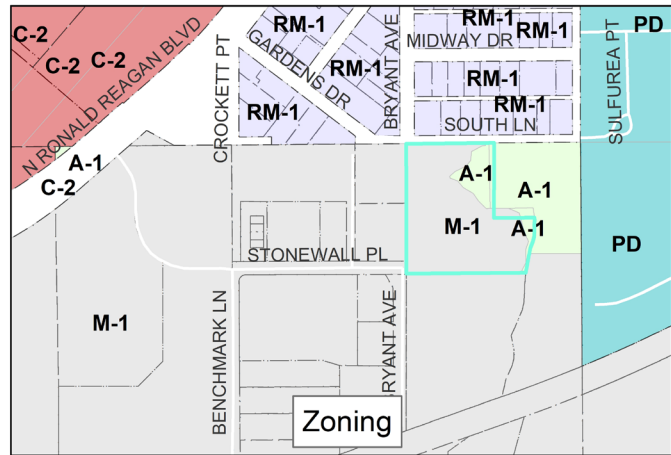
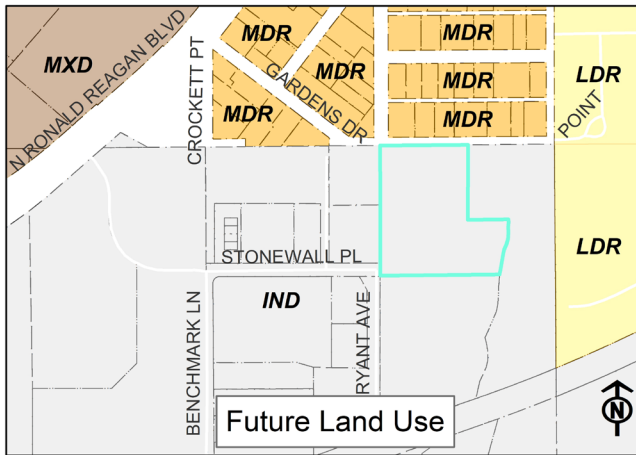
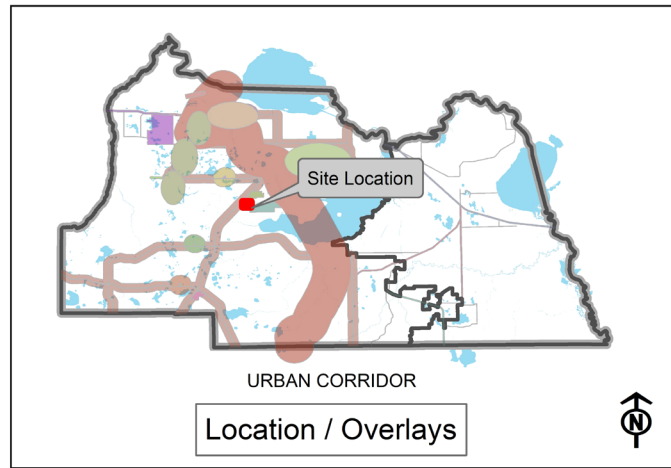
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	STONEWALL PLACE (2846) - PRE-APPLICATION	PROJ #: 22-80000170
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/12/22	
RELATED NAMES:	EP DAVID COGGIN	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	22-20-30-300-0390-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR WAREHOUSE TO INCLUDE UTILITIES, PAVEMENT, DRAINAGE AND STORMWATER PONDS	
NO OF ACRES	4.41	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	M-1	
LOCATION	SOUTHEAST OF SOUTH LANE AND MCINTOSH POINT	
FUTURE LAND USE	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DAVID COGGIN BENCHMARK BUILDING (407) 697-4311 david@benchmarkbuildinginc.com	GREG CHATELAIN LINN ENGINEERING P.O. BOX 140024 WINTER PARK FL 32789 (407) 775-5194 greg@linnengineering.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 AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf f Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your ePlan task or the link provided below: 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	Sec. 30.1288. - Nuisance bufferyards. (b) Outdoor Storage, Equipment Operation or Material Handling. 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.	Informational

5.	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
6.	Buffers and CPTED	Please be prepared to provide a landscape plan at time of site plan review. This plan must include a calculation that indicates: (a) length of buffer; (b) required number of plant units per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference. Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.	Informational
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Comprehensive Planning	The Future Land Use (FLU) is Industrial (IND). The maximum intensity is .65 floor area ratio. The permitted uses include warehousing.	Informational
11.	Comprehensive Planning	Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.	Informational
12.	Environmental - Impact Analysis	Seminole County is the Water service provider for this project. Capacity reservation will be required.	Informational
13.	Environmental Services	There is a fire hydrant and a 10" diameter potable water line already extended to this property.	Informational
14.	Environmental Services	The nearest sanitary sewer connection is a 4"diameter pressurized force main pipe located at the intersection of Stonewall Place and Benchmark Lane. A connection may be required if this property is unable to utilize septic systems or if they start producing industrial waste streams.	Informational
15.	Environmental Services	There are no reclaimed water systems available in this area.	Informational
16.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is over 50 peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to 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.	Informational
17.	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. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved for site plan review. SCLDC 60.22	Informational
18.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Informational

19.	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers.	Informational
20.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Informational
21.	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: One (1) parking space for every 1,000 square feet of building plus one (1) space for each two (2) employees on the largest shift.	Informational
22.	Planning and Development	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	Informational
23.	Planning and Development	The setbacks for the M-1 zoning district are: 50 feet - Front Yard, 10 feet - Rear yard, 10 feet -Side Yard, 50 feet - Side Street.	Informational
24.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as noted:</p> <p>1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>2) 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).</p> <p>3) 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).</p> <p>4) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>5) 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>6) Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)</p>	Informational
25.	Public Safety - Fire Marshal	<p>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 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED) Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons</p>	Informational

26.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition)NOTE: Fire Truck Parameters:-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-Calculated Turning Radius:-Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.	Informational
27.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA 1).Large buildings may require fire sprinklers if access to the building (hose lay) is not met per NFPA 1, Section 18.2.3.2.2.	Informational
28.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 of NFPA 1, 2018 ED, for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants. Provide the required needed fire flow calculations in accordance with Section 18.5 / table 18.5.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants. New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5. (NFPA 1 2018 Edition).Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)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.Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
29.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm Sprinklered buildings: provide Location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1, 2018 Edition).	Informational
30.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational
31.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
32.	Public Works - Engineering	The proposed project is located within the Soldier's Creek drainage basin.	Informational
33.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "B/D" and "D" class soils.	Informational
34.	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.	Informational
35.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east and ten South.	Informational
36.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a wetland and creek to the east of the site.	Informational
37.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
38.	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

39.	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
40.	Public Works - Engineering	The site will have to meet current drainage requirements. Please note that there appears to be drainage coming to the site from the west. This drainage will be required to be bypassed around the site. Drainage easements will be required over the bypass system.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	Please see informational checklist items.
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Complete	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	Telephone: 407-665-7308
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764

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