

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

<b>PROJECT NAME:</b>	<b>SR 46 CAR WASH - PRE-APPLICATION</b>	<b>PROJ #: 24-80000012</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/16/24	
RELATED NAMES:	EP JOHN LAPOINTE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN EXPRESS CAR WASH ON 5.17 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 46, EAST OF HICKMAN DR	
NO OF ACRES	5.17	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTH SIDE OF W SR 46, EAST OF HICKMAN DR	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
JOHN LAPOINTE TRIPOINTE ENGINEERING 18703 CHAVILLE RD LUTZ FL 33558 (813) 690-3759 JLAPOINTE@TRIPOINTELLC.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 Car Wash is a permitted use in the C-2 (Retail Commercial) Zoning District and the Higher Intensity Planned Development Target Industry (HIP-TI).
- There is an active PD Rezone and Future Land Use Amendment application #23-200011 (Sanford Commercial Development) in for review for a restaurant. If the owner decides to proceed with the proposed car wash, the active PD Rezone and Future Land Use will be required to be withdrawn by the owner.
- The next step in the process is an application for Site Plan Approval.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



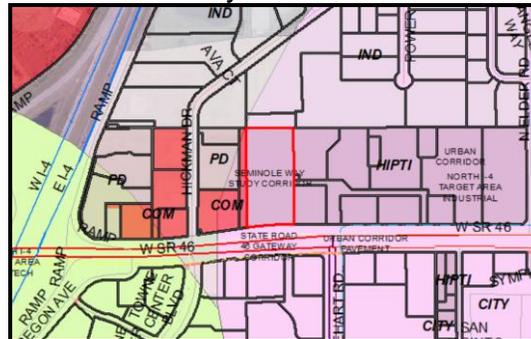
Future Land Use



Floodplain



Corridor Overlays



## AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
3.	Buffers and CPTED	A full landscape review will be done at time of site plan review or at rezone if rezoning to a PD. For a complete Buffer Review Please provide the following with the site plan application: 1. Net	Info Only

		buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	
4.	Buffers and CPTED	The subject parcel is located in the SR 46 Gateway Corridor, which has specific development standards. See Sec. 30.1205. - Required corridor landscaped buffer and buffer requirements. A 25' buffer is required on the south adjacent to SR 46.	Info Only
5.	Buffers and CPTED	If a parking area abuts the south buffer area, a continuous shrub hedge shall be arranged or planted to ensure that a height of three (3) feet will be attained within one (1) year of planting so as to screen a minimum of seventy-five (75) percent of the parking area, to that height, as viewed from the right-of-way.	Info Only
6.	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.	Info Only
7.	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
8.	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
9.	Building Division	Separate building permits shall be required for site lighting, signage, alarms, (etc)	Info Only
10.	Comprehensive Planning	The Future Land Use (FLU) is High Intensity Planned Development- Target Industry (HIP-TI). This use allows for small free standing single operations along major arterial roads to include similar uses to automobile repair shops, light manufacturing industrial, paint and body shops. For more information on HIP-TI land use see FLU-136 here: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf</a>	Info Only
11.	Comprehensive Planning	HIP-TI also allows small free-standing single or multi-use commercial operations are permitted along major collector and arterial roads on properties with the HIP-TI Future Land Use designation when commercial uses are the predominant existing use along the roadway in both directions from the project site, and therefore the proposed commercial development represents infill development.	Info Only
12.	Comprehensive Planning	The parcel is within the State Road 46 Gateway Corridor Overlay and will be required to comply with	Info Only

		the overlay for landscaping, parking, building setbacks and signage.	
13.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running up and down along the eastern property line of this development. A connection can be made within the adjacent Seminole County owned parcel (28-19-30-5NQ-0D00-0000) or just to the south of that within the private parcel of 28-19-30-5NQ-0C00-0000. Note that this private parcel has a blanket cross-access and utility easement over it.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an adjacent Seminole County owned parcel (28-19-30-5NQ-0D00-0000) that contains a Seminole County owned public lift station. This development has the option of connecting directly into the wet well of the lift station or to the nearby gravity 8" PVC sanitary sewer main/manhole that flows into the lift station from the southeast.	Info Only
15.	Environmental Services	This development is within Seminole County's reclaim water service area but since there are no reclaim water lines nearby, irrigation would be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
16.	Environmental Services	Please see the file "Seminole Crossings Phase I 1999" in the Resources folder on eplan for as-builts of nearby utility lines.	Info Only
17.	Environmental Services	This development will be required to install a sewer discharge treatment system (such as grease traps) due to the type of waste that will be generated by large scale car washing activities. This development will need to be registered with and monitored by Seminole County's Industrial Pretreatment Program. You may contact the Seminole County Industrial Pretreatment Program by email at <a href="mailto:industrialpretreatment@seminolecountyfl.gov">industrialpretreatment@seminolecountyfl.gov</a> if you have any questions/concerns about the program applicability to this development or sewer discharge treatment system sizing/specifications.	Info Only
18.	Natural Resources	Please indicate the jurisdictional wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor. If applicable, include the jurisdiction that approved the wetland line, the date, and reviewers name on the plan.	Info Only
19.	Natural	Please show the location of the 15 foot minimum,	Info Only

	Resources	25 foot average undisturbed upland buffer landward of the wetland line with site plan submission. Landscaping may not be done within this buffer. SCCP Con. 7.4	
20.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
21.	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. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	Info Only
22.	Natural Resources	Show tree preservation procedures for construction and development. SCLDC 60.22(c)	Info Only
23.	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)	Info Only
24.	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)	Info Only
25.	Planning and Development	The C-2 (Retail Commercial) building setbacks are: (Front) Twenty-five (25) feet, (Side) Zero (0) feet, (Rear) Ten (10) feet.	Info Only
26.	Planning and Development	A Car Wash is a permitted use in the C-2 (Retail Commercial) Zoning, and the HIP-TI (Higher Intensity Planned Development - Target Industry).	Info Only
27.	Planning and Development	The next step is for the Applicant to apply for a Site Plan Approval. Please refer to Chapter 40 in the Land Development Code of Seminole County. 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
28.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay, which is under Policy FLU	Info Only

		5.17 in the Comprehensive Plan of Seminole County.	
29.	Planning and Development	The subject property is within the North I-4 Target Area, which can be reference in Policy FLU 5.8 in the Comprehensive Plan of Seminole County.	Info Only
30.	Planning and Development	The subject property is within the SR 46 Gateway Corridor Overlay. Please reference Part 62 in the Land Development Code of Seminole County (LDCSC), for development standards, including but not limited to, signage, landscaping, parking, and stormwater design.	Info Only
31.	Planning and Development	The maximum Floor Area Ratio (F.A.R.) for the entire development is 1.50.	Info Only
32.	Planning and Development	Per LDCSC Sec. 30.1292, mechanical units are required to be screened from the view of all rights-of-way. At time of Site Plan review the developer must demonstrate compliance.	Info Only
33.	Planning and Development	Any allowable use that is being proposed on the subject site will be held to the performance standards of Chapter 30 Part 68.	Info Only
34.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for General Business or Personal Service Establishments. One (1) space for each two hundred (200) square feet of gross floor area.	Info Only
35.	Planning and Development	Per Sec. 30.1344 (a)(4) - A minimum twenty-five (25) percent open space is required.	Info Only
36.	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
37.	Planning and Development	Per Sec. 30.1234 - If outdoor lighting is proposed, a photometric plan may be required.	Info Only

38.	Planning and Development	At time of Site Plan review all post development wetlands must be placed in a conservation easement dedicated to Seminole County.	Info Only
39.	Planning and Development	Cross Access: The Planned Development to the east of the subject property is required to provide cross access and any proposed development on this site would be expected to connect, per Seminole County Comprehensive Plan, Future Land Use Element, Policy FLU 5.12(C).	Info Only
40.	Planning and Development	The proposed use must conform to the Performance Standards in Part 68 of the Land Development Code of Seminole County (LDCSC).	Info Only
41.	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
42.	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
43.	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 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"	Info Only
44.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior	Info Only

		door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	
45.	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
46.	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
47.	Public Works - Engineering	Based on FEMA FIRM Map almost the entire site appears to be within the floodplain (Zone A). Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
48.	Public Works - Engineering	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.	Info Only
49.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Basinger and Delray Fine Sands (59.2%), Map Unit Symbol 9, and Myakka and Eau Gallie Fine Sands (40.8%), Map Unit Symbol 20. Basinger and Delray Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 12 inches and designates the Hydrologic Soil Group as A/D. Myakka and Eau Gallie Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D.	Info Only
50.	Public Works - Engineering	Based on the available one (1) foot contours the topography of the site appears to be sloping west.	Info Only
51.	Public Works - Engineering	Based on the preliminary review, the site appears to have a positive outfall into the Lockhart-Smith Canal. 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	Info Only

		Analysis to meet (not exceed) the predevelopment 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.	
52.	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
53.	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 please visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
54.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
55.	Public Works - Engineering	The property fronts West State Road 46. Driveway access permit will be required from the State of Florida DOT (FDOT) for access on West S.R. 46. This road is functionally classified as Urban Principal Arterial Road. Please note that Tract C in the Seminole Crossings Plat (PB55 PG11) provides cross-access easement to this property.	Info Only

**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	STATUS	REVIEWER
Comprehensive Planning	Review Complete	Tyler Reed
Planning and Development	Review Complete	Annie Sillaway
Environmental - Impact Analysis	No Review Required	Becky Noggle
Public Works - Impact Analysis	No Review Required	William Wharton
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Natural Resources	Review Complete	Sarah Harttung
Environmental Services	Review Complete	James Van Alstine
Public Works - Engineering	Review Complete	Vladimir Simonovski
Buffers and CPTED	Review Complete	Maya Athanas
Building Division	Review Complete	Tony Coleman

## 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) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<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>