

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

Please review the comments below. If upon reviewing the comments 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) 665-7374 no later than noon on Friday, January 30, 2026, in order to place you on the Wednesday, February 4, 2026 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU REQUEST A MEETING, PLEASE INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

PROJECT NAME:	AEROTECH ALUMINUM - PRE-APPLICATION	PROJ #: 26-80000001
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/06/26	
RELATED NAMES:	EP WILLIAL MOOERS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7377	
PARCEL ID NO.:	33-19-31-300-0180-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN ADDITION TO AN EXISTING WAREHOUSE	
NO OF ACRES	1.66	
BCC DISTRICT	5-HERR	
CURRENT ZONING	M-1	
LOCATION	WEST SIDE OF N BEARDALL AVE, SOUTH OF CELERY AVE	
FUTURE LAND USE	IND	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
WILLIAL MOOERS AEROTECH ALUMINUM 266 BLACK LAKE RD OSTEEN FL 32764 (407) 324-5400 AEROTECALUM@AOL.COM	LARRY POLINER RCE CONSULTANTS LLC 617 ARVERN DR ALTAMONTE SPRINGS FL 32701 (407) 452-8633 LARRY@RCECONSULTANTS.NET	

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 site has a Future Land Use of Industrial and is in the M-1 (Industrial) zoning district.
- The proposed addition is subject to the Site Plan process.

PROJECT AREA ZONING AND AERIAL MAPS

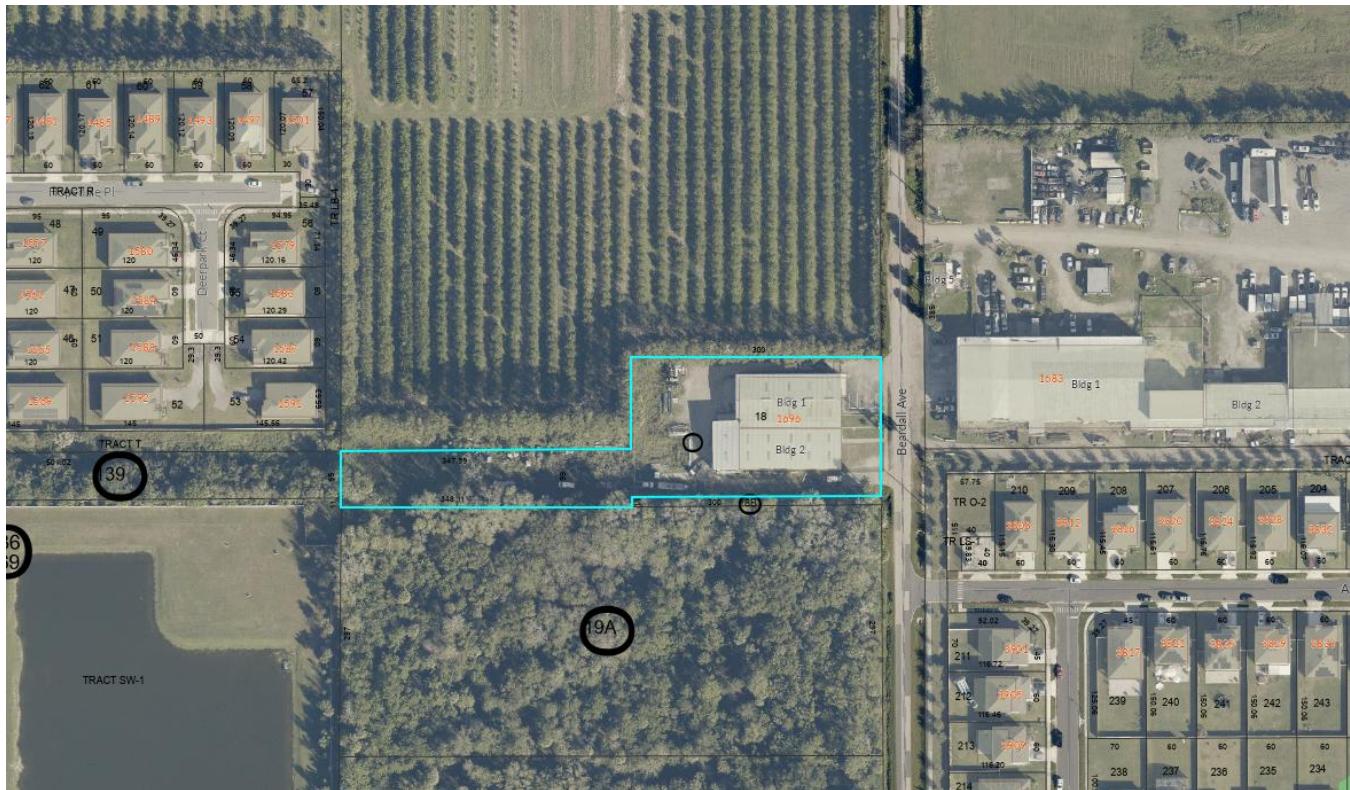
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
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
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	Due to overhead utility lines along the eastern portion of the property, only understory trees and shrubs from Plant Group C may be planted.
4	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4
5	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
6	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Upon submittal of plans, to calculate the required buffers please provide: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height
7	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE
8	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN

9	Buffers and CPTED	Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.
10	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
11	Buffers and CPTED	Per SCLDC Section 30.14.8 a parking buffer shall be required where a parking lot, parking structure or drive aisle is located within 25 feet of the boundary of a residential district or Future Land Use designation. This buffer is in addition to any buffer required under Section 30.14.7.
12	Building Division	<ul style="list-style-type: none"> - Standard building permitting will apply. - A separate permit site is required for each building/ structure: Example- each building, standalone structure, dumpster enclosure, retaining wall, fence/ gate systems, etc..
13	Building Division	<ul style="list-style-type: none"> - Size of building, and addition will require the expansion of the fire sprinkler system into the addition.
14	Comprehensive Planning	Site has a Future Land Use of Industrial (IND). The maximum intensity permitted in this designation is 0.65 floor area ratio. Per Comprehensive Plan Policy FLU 5.3.4 Industrial: The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. Special Provisions Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.

15	Comprehensive Planning	<p>Per Policy FLU 5.3.4 Industrial: Uses</p> <ul style="list-style-type: none"> - Light manufacturing industry; - Distribution and terminals; - Automobile repair shops; - Warehousing; - Wholesale greenhouses; - Lumberyards and machinery sales; - Paint and body shops; - Trade shops and schools; - Medical clinics; - Publishing plants; - Public buildings; - Stockyards; - Public elementary schools, public middle schools and public high schools; - Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports, and airports; and - Adult entertainment establishments and sexually oriented businesses <p>Based on this, the proposed use appears consistent with the Future Land Use and will need to also be consistent with the underlying zoning.</p>
16	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.
17	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
18	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
19	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
20	Planning and Development	<p>The following comment was received from Rey Delmundo, Pretreatment Coordinator with the City of Sanford Utilities Department. He can be reached at 407-688-5000 x5513 or rey.delmundo@sanfordfl.gov with any questions.</p> <p>We need more information on the type of business, production operation, and method of discharge of their wastewater to be able to identify if they will be considered a Categorical Industrial User and if we need to issue an Industrial Wastewater Discharge Permit. Attached is a copy of the Wastewater Discharge Survey for the business to complete.</p> <p>(See his email sent to you on January 8th for the attachment)</p>
21	Planning and Development	<p>The subject site has a Future Land Use of Industrial and is in the M-1 (Industrial) zoning district.</p> <p>The uses permitted in the M-1 zoning district can be found in SCLDC Section 30.5.2. Permitted use table</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT5PEUSZODI_S30.5.2PEUSTAFO</p>

22	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with SCLDC Section 30.14.15.
23	Planning and Development	The subject site is within 20,000 feet from the nearest point of the nearest runway of the Sanford Airport. Please complete the FAA form 7460-1 Notice of Proposed Construction or Alteration. https://www.faa.gov/forms/index.cfm/go/document.information/documentID/186273
24	Planning and Development	If site lighting is proposed, the industrial property is located within 200 feet of residential property and shall be limited to cut off fixtures mounted no higher than 16 feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of 0.5 foot-candles. SCLDC Sec. 30.15.1(b)(4)
25	Planning and Development	Outdoor lighting fixtures shall be located no less than 50 feet from any property having a residential future land use designation or a residential zoning classification. SCLDC Section 30.15.5
26	Planning and Development	SCLDC Part 16 - Performance Standards - All uses conducted in commercial and industrial districts must conform to the standards of performance described in this part and must be so constructed, maintained, and operated in a manner not to be injurious or offensive to the occupants of adjacent and nearby premises by reason of emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire, explosive hazard, or glare. Please see this section for additional information.
27	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
28	Planning and Development	Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. The parking requirement for manufacturing and warehouses is 1 space for every 2 employees, plus 1 space for each company vehicle. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE
29	Planning and Development	Per Sec. 30.11.7(a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.

30	Planning and Development	<p>At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking. Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.</p>
31	Planning and Development	<p>The building setbacks for the M-1 zoning district are:</p> <p>Front - 50 feet Side yard - 10 feet Rear - 10 feet</p>
32	Planning and Development	<p>The maximum allowable building height is 35 feet.</p>
33	Planning and Development	<p>The subject site has an Industrial Future Land Use designation which allows a maximum floor area ratio (F.A.R.) of 0.65.</p> <p>Floor area ratio definition: The floor area ratio (F.A.R.) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p> <p>Net buildable definition: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.</p>

34	Planning and Development	<p>At the time of site plan review, the applicant will need to demonstrate that they meet the minimum open space requirements.</p> <p>Open space definition: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.</p> <p>SCLDC Section 30.14.2 Open Space:</p> <ul style="list-style-type: none"> • Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4. • Sec. 30.14.2.1(d) The amount of open space required for 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, the minimum open space shall be twenty-five (25) percent of the gross site area.
35	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided to verify compliance with chapter 18.3 of NFPA 1.
36	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
37	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1
38	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.
39	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cram 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.
40	Public Safety - Fire Marshal	Additional comments may be generated based on actual site submittal.

41	Public Works - Engineering	Based on the most recent Seminole County Midway Basin Study 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. The modeled flood elevation is 18' NAVD88.
42	Public Works - Engineering	The proposed project is located within the Midway drainage basin.
43	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.
44	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues that exist, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. A volumetric difference may be considered but only if the downstream system can be shown to handle the flows.
45	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally west to the existing onsite system.
46	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the CSX Ditch on the south side of the site.
47	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note the retention shown for the site does not appear sufficient to replace the existing drainage system and to add the new impervious.
48	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 .
49	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
50	Public Works - Impact Analysis	A TIS Report is not required, PM peak trips generated are less than requirement (50 VPH).

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpardin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpardin@seminolecountyfl.gov
Public Safety - Fire Marshal	Brenda Paz (407) 665-7061 bpaz@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

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	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	www.sjrwmd.com
Health Department	Septic	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu