

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

PROJECT NAME:	K & L WAREHOUSE - PRE-APPLICATION	PROJ #: 23-80000033
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/27/23	
RELATED NAMES:	EP DUSTIN LENNON	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	21-20-30-5AP-0000-064K	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 2000 SF WAREHOUSE ON 3.53 ACRES IN THE C-3 ZONING DISTRICT LOCATED SOUTHEAST OF TIMOCUAN WAY AND GENERAL HUTCHISON PARKWAY	
BCC DISTRICT	4-AMY LOCKHART	
CURRENT ZONING	C-3	
LOCATION	SOUTHEAST OF TIMOCUAN WAY AND GENERAL HUTCHISON PARKWAY	
FUTURE LAND USE	IND	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DUSTIN LENNON 1501 TIMOCUAN WAY LONGWOOD FL 32750 (407) 971-4420	JOHNNY HERBERT IV 207 NOTH MOSS ROAD SUITE 211 WINTER SPRINGS FL 32708 (407) 376-1777	

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

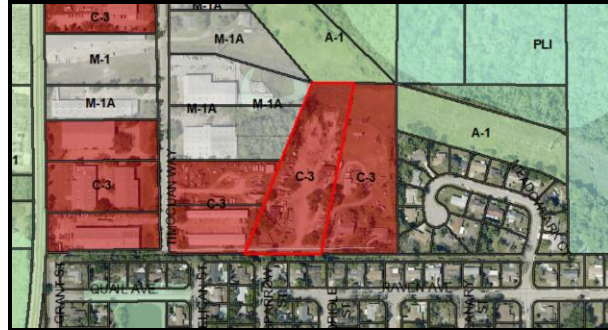
- The proposed warehouse is an allowable use in the C-3 (General Commercial & Wholesale) and will be required to apply for Site Plan Approval.
- The existing outdoor storage and dirt piles that are shown in the aerial view are required to be screened from view of the adjacent properties per Sec. 30.784 in the C-3 Zoning District.

PROJECT AREA ZONING AND AERIAL MAPS

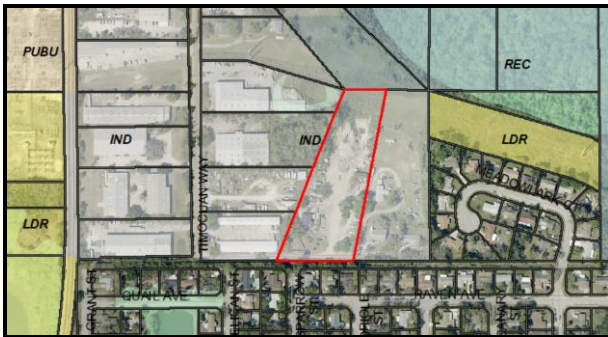
1971 Tax Roll

NEAL CHARLES L HT 1 BOX 97E LONGWOOD FLA 32750	21 20 30 5AP 0000 U64K DEG 300 FT W OF SW COR OF E 660 FT OF LOT 64 MUN N 10 DEG 52 MIN 36 SEC E 682.56 FT W 162.78 FT S 21 DEG 35 MIN 29 SEC W 257.44 FT E 100 FT S 20 DEG 35 MIN 19 SEC W 465 FT E 200 FT TO DEG SPRING HAMMOCK PB 2 PG 2
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Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

No.	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 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	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
4.	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.	Informational
5.	Buffers and CPTED	Please review SCLDC Ch 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list, water efficient landscaping criteria, required mix of tree species, and landscaped parking area requirements.	Informational
6.	Buffers and CPTED	Please be prepared to include the landscaping on the site plan or provide a landscape plan. The buffer widths, opacities, plant units, species, quantity, and caliper size must be included.	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) with a maximum intensity permitted of .65 floor area ratio.	Informational
11.	Comprehensive Planning	Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.	Informational

12.	Environmental Services	There are no reclaimed water services to provide irrigation water in this area.	Informational
13.	Environmental Services	There are no sanitary sewer services available for this property. Please contact FDEP to see if a septic system is appropriate.	Informational
14.	Environmental Services	There is an existing 8-inch diameter potable water line and fire hydrant located in the southwest corner of the property.	Informational
15.	Natural Resources	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	Informational
16.	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/	Informational
17.	Planning and Development	The C-3 zoning setbacks for the C-3 zoning district are: 25' Front Yard, 10' Rear yard, 0' Side Yard.	Informational
18.	Planning and Development	The proposed warehouse is a permitted in current C-3 (General Commercial and Warehouse) Zoning District designation.	Informational
19.	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
20.	Planning and Development	The subject property is adjacent to the City of Longwood. Seminole County will provide an intergovernmental notice to the City of Longwood.	Informational

21.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Informational
22.	Planning and Development	The maximum building height cannot exceed 35'.	Informational
23.	Planning and Development	Outdoor storage that is shown in the aerial view is required to be enclosed or fenced in around the storage area per Sec. 30.784. At the time of the site plan it will need to show that any outdoor storage is in an enclosed structure or screening to be placed around the outdoor storage area.	Informational
24.	Planning and Development	Legal access documentation will be required to be presented at the time of site plan approval.	Informational
25.	Planning and Development	All the existing uses that are on site will need to be stated on the site plan.	Informational
26.	Planning and Development	Please reach out to Hector Valley at 407-665-2253 or hvalle@seminolecountyfl.gov with hazardous waste to discuss a plan on potential contamination from work vehicles and work equipment that is on permeable surface.	Informational
27.	Public Safety - Fire Marshal	Fire site clearance will be required for all new site projects prior to permit issuance for vertical construction	Informational
28.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm.	Informational
29.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1 (2018).	Informational
30.	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 (2018 edition).	Informational

31.	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 212 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6 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.	Informational
32.	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.	Informational
33.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately good draining 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 predevelopment rate of discharge for the 25-year, 24-hour storm event.	Informational

35.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Informational
36.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Informational
37.	Public Works - Engineering	A detailed drainage analysis will be required at building permit.	Informational
38.	Public Works - Engineering	A retention pond for storm water must be present.	Informational
39.	Public Works - Engineering	An approved site plan must be submitted.	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
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Public Works - Engineering	Jennifer Goff	jgoff@seminolecountyfl.gov	Review Complete	Jennifer Goff 407-665-7336
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	Review Complete	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	Phone: 407-665-7391
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	

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