

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

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

PROJECT NAME:	STORAGE BUILDING - PRE-APPLICATION	PROJ #: 24-80000096
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/19/24	
RELATED NAMES:	EP JOHN CATHCART	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-21-31-300-0100-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO ADD 3 STORAGE BUILDINGS ON 1.67 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF CONNECTION PT, WEST OF W SR 426	
NO OF ACRES	1.67	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF CONNECTION PT, WEST OF W SR 426	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JOHN CATHCART CATHCART CONSTRUCTION 1056 WILLA SPRINGS DR WINTER SPRINGS FL 32708 (407) 341-6465 CATHCART01@YAHOO.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.

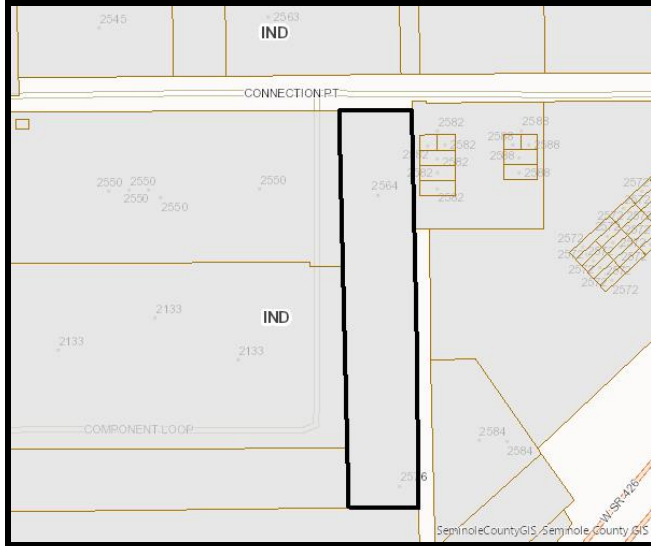
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

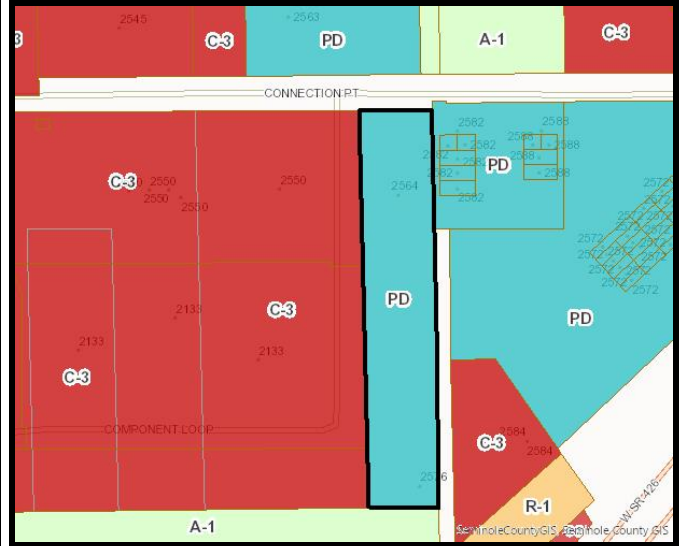
- The subject site has an IND (Industrial) Future Land Use designation and PD (Planned Development) zoning classification.
- The proposed work requires a Site Plan in accordance with the approved Development Order and Developer's Commitment Agreement for the Cathcart Planned Commercial Development.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: IND



Zoning: PD (Cathcart)



Aerial



AGENCY/DEPARTMENT COMMENTS

1.	REVIEWED BY	TYPE	STATUS
2.	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	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review. The buffers must comply with the Developer's Commitment Agreement, which is as follows: West- 5', East- 5', South- 10', North- 10'.	Info Only
5.	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
6.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	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
8.	Comprehensive Planning	The property has an Industrial Future Land Use designation (IND). The maximum intensity permitted in this designation is 0.65 floor area ratio.	Info Only
9.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is an 8" PVC potable water main running along the north side of Connection Point.	Info Only
11.	Environmental Services	This development is within Seminole County's sanitary sewer service area but is not required to connect. The nearest connection point is an 8" PVC force main running along the south side of Connection Point.	Info Only
12.	Environmental Services	This development is not within any reclaim water service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
13.	Environmental Services	If this development is currently being serviced by a private potable well, then the well will need to be properly abandoned once the development connects to Seminole County water. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
14.	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.	Info Only

		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/	
15.	Planning and Development	Property is within the Cathcart Planned Commercial Development and shall be developed in accordance with the approved Developer's Commitment Agreement and Development Order Number 09-06000037.	Info Only
16.	Planning and Development	SETBACKS: The minimum building setbacks for the Cathcart PCD are: 25 feet Front Yard (north), 10 feet Rear yard (south), and 10 feet in the Side Yards (east and west).	Info Only
17.	Planning and Development	The proposed storage buildings are a permitted use in the Cathcart PCD.	Info Only
18.	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	Info Only
19.	Planning and Development	Per the DCA associated with the Planned Development, there shall be a minimum of 42 parking spaces established on the subject property.	Info Only
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	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
22.	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
23.	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 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance	Info Only

		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"	
24.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior 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	Info Only
25.	Public Works-Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
26.	Public Works-Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
27.	Public Works-Engineering	Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie Fine Sand (60%), Map Unit Symbol 20; and Tavares-Millhopper Fine Sands, 0-5% Slope (40%), Map Unit Symbol 31. Myakka Fine Sand (58%) 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. EauGallie Fine Sand soils (32%) 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. Minor soil components are Pompano, flooded (5%) and Basinger (5%). Tavares and similar soils (58%) are classified by the USDA as "Moderately Well Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper and similar soils (32%) are classified by the USDA as "Moderately Well Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor soil components are Candler (3%), Astatula (2%), Myakka (2%), Felda (2%), and Pomello (1%).	Info Only
28.	Public Works-Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be relatively flat with a predominant elevation of 48.0 feet. The topography of the site appears to be sloping from the south section of the subject property to the north, towards Connection Point. The highest point of the property is approximately at Elevation 50.0 feet (southeast corner), while the lowest point is approximately at Elevation 46.0 feet (northeast corner).	Info Only
29.	Public Works-Engineering	Based on the preliminary review, the site appears to be draining towards Connection Point to the north. There is an existing ditch bottom drainage inlet in front of the northeast corner of the property (along the south side of Connection Point) that conveys runoff through a system of stormwater pipes and structures to a drainage ditch (also located along the south side of Connection Point). This drainage ditch acts as a closed stormwater retention basin, that, in extreme conditions, overflows onto the east section of Connection Point, near S.R. 426, and, ultimately, onto a private properties located along the north side of Connection Point. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with no viable outfall and/or defined	Info Only

		conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet total retention 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.	
30.	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 area, 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
31.	Public Works-Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
32.	Public Works-Engineering	The primary access point to the subject property is Connection Point which is functionally classified as Local Road and its west section (property frontage) was last resurfaced in 2022, while the east section has the original surface from 1960. Connection Point has PCI of 84 and is currently not programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The roadway geometry and structure meet the current Seminole County standards. Connection Point is 24 feet wide. Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. This means that all internal traffic elements need to be paved. Considering that the applicant has concerns regarding the transportation and storage of heavy weight equipment and material, an adequate Pavement Structural Number should be considered during development of the Final Engineering Plans. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). The minimum number of driveways necessary to adequately accommodate access to and from the site must be permitted in accordance with the current FDOT Driveway Information Guide (200 feet minimum separation for Local roadway facility), unless otherwise directed by the County Engineer or his or her designee. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1)(SC Public Works Engineering Manual - Section 1.2.7). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c). Per the Seminole County Public Works	Info Only

		Engineering Manual - Section 1.11.1.A. (Required Right-of-Way and Pavement Widths) the minimum pavement width in an urban and rural area is 20 feet.	
33.	Public Works-Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. Therefore, pedestrian concrete sidewalk shall be constructed along the entire property frontage (south side of Connection Point). The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	

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	Phone
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
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 -	Matthew	mmaywald@seminolecountyfl.gov	407-665-5177

Fire Marshal	Maywald		
Public Works - Engineering	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5762
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