

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

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

PROJECT NAME:	JAMES DRIVE GARAGES - PRE-APPLICATION	PROJ #: 24-80000079
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/03/24	
RELATED NAMES:	EP MATTHEW PEDONTI	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	29-21-31-501-0000-0140	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR INDIVIDUAL GARAGES ON 1.02 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF SR 426 AND JAMES DR	
NO OF ACRES	1.02	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	R-1	
LOCATION	ON THE SOUTHEAST CORNER OF SR 426 AND JAMES DR	
FUTURE LAND USE-	MDR	
APPLICANT:	CONSULTANT:	
JEFF PALGIALONGA TEEMINGVR PROPERTIES 3, LLC 4400 TUSCANY ISLAND CT WINTER PARK FL 32792 (407) 399-1788 JEFF@TEEMINGRC.COM	MATTHEW PEDONTI PEDONTI CREAATIVE, INC 1823 ANTIGUA DR ORLANDO FL 32806 (321) 332-2460 MATT@PEDONTICREATVE.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](#).

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
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_PT67L ASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
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.	Info Only
6.	Buffers and CPTED	Per Sec. 30.14.15. 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.	Buffers and CPTED	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
8.	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
9.	Comprehensive Planning	The Future Land Use Medium Density Residential. This land use does not allow for a storage facility, but Single family detached residences, patio homes, duplexes, multi-family units, mobile home parks/manufactured housing parks and factory built modular units at a maximum density of 10 dwelling units per net buildable acre.	Info Only
10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 6" PVC potable	Info Only

		water main running along the south side of James Drive.	
11.	Environmental Services	This development is within Seminole County's sanitary sewer service area. They would be required to connect to the County's sanitary sewer system if they install a bathroom or produce a sanitary waste stream. There is a gravity 8" PVC sanitary sewer line located on James Drive.	Info Only
12.	Environmental Services	This development is not within any reclaim water service areas so irrigation would be provided by this development's potable water system.	Info Only
13.	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
14.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
15.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
16.	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)	Info Only
17.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
18.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only

20.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
21.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
22.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
23.	Natural Resources	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f)	Info Only
24.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
25.	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/	Info Only
26.	Planning and Development	The subject site has a Medium Density Residential (MDR) Future Land Use designation with R-1 (Single Family Dwelling) zoning. The R-1 zoning classification allows the option of an Off-Street Parking Facility as a Special Exception use which must be approved by the Board of County Commissioners.	Info Only
27.	Planning and Development	Special Exception approval may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by the Board of County Commissioners.	Info Only

28.	Planning and Development	A Special Exception requires submittal of a conceptual site plan that demonstrates compliance with the Seminole County Land Development Code. If the Special Exception is approved by BCC, the next phase in the development process is submittal and approval of an Engineered Site Plan.	Info Only
29.	Planning and Development	<p>Per Seminole County Land Development Code Sec. 30.124 Special Exceptions:</p> <p>The Board of County Commissioners may grant special exception uses under the R-1 (Single Family Residential) zoning classification. In granting any of the Special Exception uses, the Board may place additional restrictions and conditions in its sound discretion, deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare of the community.</p> <p>The Board will consider the compatibility of the proposed use with surrounding land uses and development patterns in the area.</p> <p>Before granting a Special Exception, the Board must first determine that the proposed use:</p> <ul style="list-style-type: none"> • Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area. • Does not have an unduly adverse effect on existing traffic patterns, movements and volumes. • Is consistent with the county's Vision 2020 Comprehensive Plan. • Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification. • Will not adversely affect the public interest. <p>Special Exceptions require two public hearings. The Special Exception request is presented to the Planning and Zoning Commission Board for a recommendation, followed by the Board of County Commissioners for approval/denial.</p>	Info Only
30.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft	Info Only

		community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	
31.	Planning and Development	<p>Upon approval of a Special Exception by the Board of County Commissioners, the applicant must then submit an Engineered Site Plan for review and approval prior to site development.</p> <p>The Site Plan must meet all requirements of the Land Development Code, including but not limited to: permitted uses, building setbacks, open space, parking, landscape buffers, building height, stormwater retention, and utilities.</p> <p>Site Plan Review Process Information can be found at: SCLDC Chapter 40.: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p>	Info Only
32.	Planning and Development	If the proposed use is approved by the Board of County Commissioners, the structure must only be utilized for the use of a parking garage, any other uses of the facility would be strictly prohibited.	Info Only
33.	Planning and Development	<p>Although a garage may be compatible with residential uses; the proposed development of a 12 unit commercial garage with vehicle wash stations does not appear to be consistent with the surrounding single family residential development.</p> <p>The parking spaces directly in front of the entrance to the garage doors implies the structure may be utilized for other purposes.</p>	
34.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
35.	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
36.	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
37.	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	Info Only

		<p>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 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"</p>	
38.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
39.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately drained soils.	Info Only
40.	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.	Info Only
41.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east	Info Only
42.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the James Drive swale. This goes to a substandard outfall system from this area.	Info Only
43.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The plan does not include a retention pond. A pond will be required to meet water quality and quantity requirements.	Info Only
44.	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 .	Info Only
45.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only

46.	Public Works - Engineering	The plan provided would not work for minimum drive aisle requirements. If larger vehicles are stored, you should provide better (wider aisle) turning to get into the buildings.	Info Only
47.	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure may not meet County standards. A couple borings of the road will be required to ensure that it meets current structural standards. If the road is not to County structural standards, it will have to be improved to standard.	Info Only
48.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The site will only be granted 1 access point. It should be as far from the SR 426 intersection as possible.	Info Only
49.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
50.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	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	REVIEWER
Public Works - Engineering	Jim Potter jpotter@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Environmental Services	Paul Zimmerman pzimmerman@seminolecountyfl.gov
Building Division	Jay Hamm

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) 571-8150	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