

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

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

PROJECT NAME:	LAKE EMMA SELF STORAGE - PRE-APPLICATION	PROJ #: 24-80000100
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/01/24	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	18-20-30-300-002E-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO DISCUSS THE DEVELOPMENT ON 1.26 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF LAKE EMMA RD, SOUTH OF W LAKE MARY BLVD	
NO OF ACRES	1.26	
BCC DISTRICT	4: AMY LOCKHART	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF LAKE EMMA RD, SOUTH OF W LAKE MARY BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DONALD HUBER HUBER GROUP, LLC PO BOX 730 WINDERMERE FL 34786 (407) 909-0600 ALLAN@THEHUBERGROUP.US	DAVID STOKES, P.E. MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM	

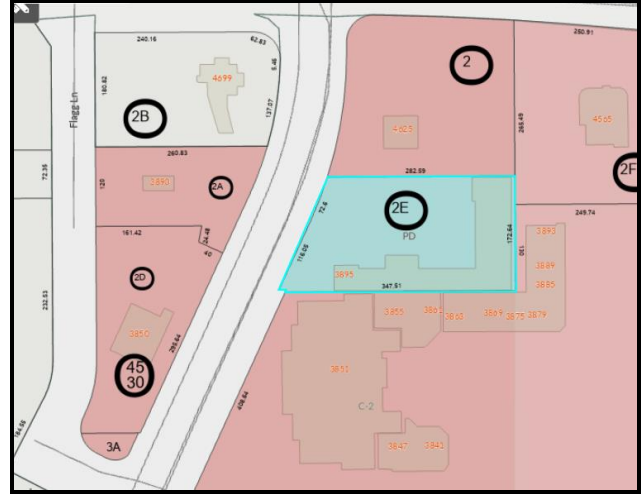
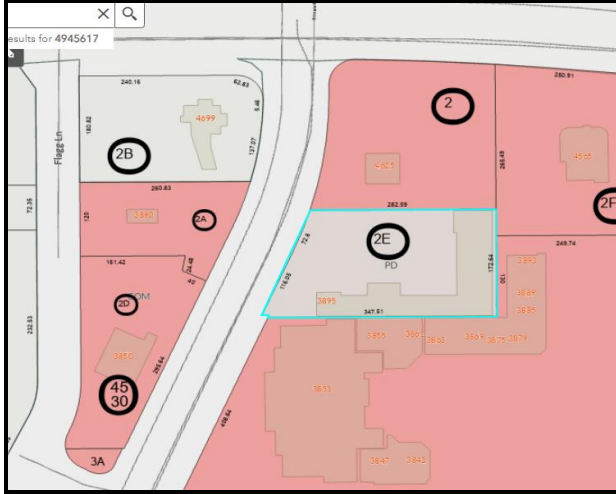
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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](#).

PROJECT MANAGER COMMENTS

- The subject site has a Planned Development Future Land Use with PD (Planned Development) Zoning known as the Lake Emma Self-Storage PD.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	COMMENTS	STATUS
1.	Buffers and CPTED	The project must meet the landscape buffer requirements per the Development Order 23-20000001.	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	For each buffer, provide a calculation that indicates: (a) length of buffer; (b) required number of plant groups per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference. Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.	Info Only
5.	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
6.	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
7.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
10.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
11.	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
12.	Comprehensive	The Future Land Use designation for the property is Planned	Info Only

	Planning	Development (PD). The subject PD has a maximum Floor Area Ratio (FAR) of 1.96 and allows self-storage uses. If any other uses are proposed, or a higher FAR is proposed, the Future Land Use will need to be amended.	
13.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
14.	Environmental Services	The proposed development is within Seminole County's potable water service area and is required to connect. There is an 8" PVC potable water main running along the east side of Lake Emma Road. Our GIS/record drawings show that the existing development is already connected to Seminole County water.	Info Only
15.	Environmental Services	The proposed development is within Seminole County's sanitary sewer service area and is required to connect. There is a 10" PVC sanitary sewer main running along the centerline of Lake Emma Road. Our GIS/record drawings show that the existing development is already connected to Seminole County sewer.	Info Only
16.	Environmental Services	The proposed development is within Seminole County's reclaim water service area and is required to connect. There is a 24" DI reclaim water main running along the west side of Lake Emma Road.	Info Only
17.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "Lake Emma Road 1974" file in the Resources folder on eplan for reference. If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This process is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
18.	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
19.	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
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only

22.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
23.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
24.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
25.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
26.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
27.	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
28.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
29.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
30.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not	Info Only

		account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	
31.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
32.	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
33.	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
34.	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
35.	Planning & 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.	Info Only
36.	Planning & Development	Development of the site must comply with Development Order 23-20000001.	Info Only
37.	Planning & Development	The next step in the development approval process is submittal and approval of a Final Development Plan (FDP), followed by an Engineered Site Plan; both plans may be submitted concurrently under the application "Final Development Plan as an Engineered Site Plan".	Info Only
38.	Planning & Development	The Lake Emma Self-Storage PD allows a maximum F.A.R. of 1.96; with a maximum building height of 50 feet.	Info Only
39.	Planning & Development	Architectural renderings will be required at time of Engineered Site Plan review. The building will provide tinted windows to block the view of the internal storage units.	Info Only
40.	Planning & Development	The development must provide a minimum of twenty-five (25) percent common usable open space.	Info Only

41.	Planning & Development	Due to the existing cross access easement that exists within and adjacent to the western buffer areas, a collection of buffer areas as depicted on the concept plan illustrated in the Development Order shall be provided in order to create a minimum of 2,775 square feet of landscaped areas between the building and the Lake Emma Road ROW. A code-required fifteen (15) foot buffer would otherwise result in approximately 2,775 square feet of landscaped areas.	Info Only
42.	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
43.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
44.	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
45.	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
46.	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
47.	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	Info Only

		Section 18.2.3.2.1 NFPA 1	
48.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
49.	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
50.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system.	Info Only
51.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Info Only
52.	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). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Info Only
53.	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.	Info Only
54.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly draining soils.	Info Only
55.	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
56.	Public Works - Engineering	No retention was shown for this site. A detailed drainage analysis will be required at final engineering.	Info Only
57.	Public Works - Engineering	Based on preliminary review, the site appears to outfall to Lake Emma. It is not clear if there is any existing stormwater retention for the site. The Public Works Engineering manual requires stormwater	Info Only

		retention for redevelopment sites.	
58.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.	Info Only
59.	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
60.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
61.	Public Works - Engineering	Cross access to the parcel to the north shall be maintained. The plan does not seem to correctly show this.	Info Only
62.	Public Works - Engineering	A left turn lane into the site is required. Please note that the left out maneuver will have to be evaluated and most likely will have to be removed.	Info Only
63.	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
64.	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
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff jgoff@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov

Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@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.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

