

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 4/5/2024, in order to place you on the Wednesday, 4/10/2024 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

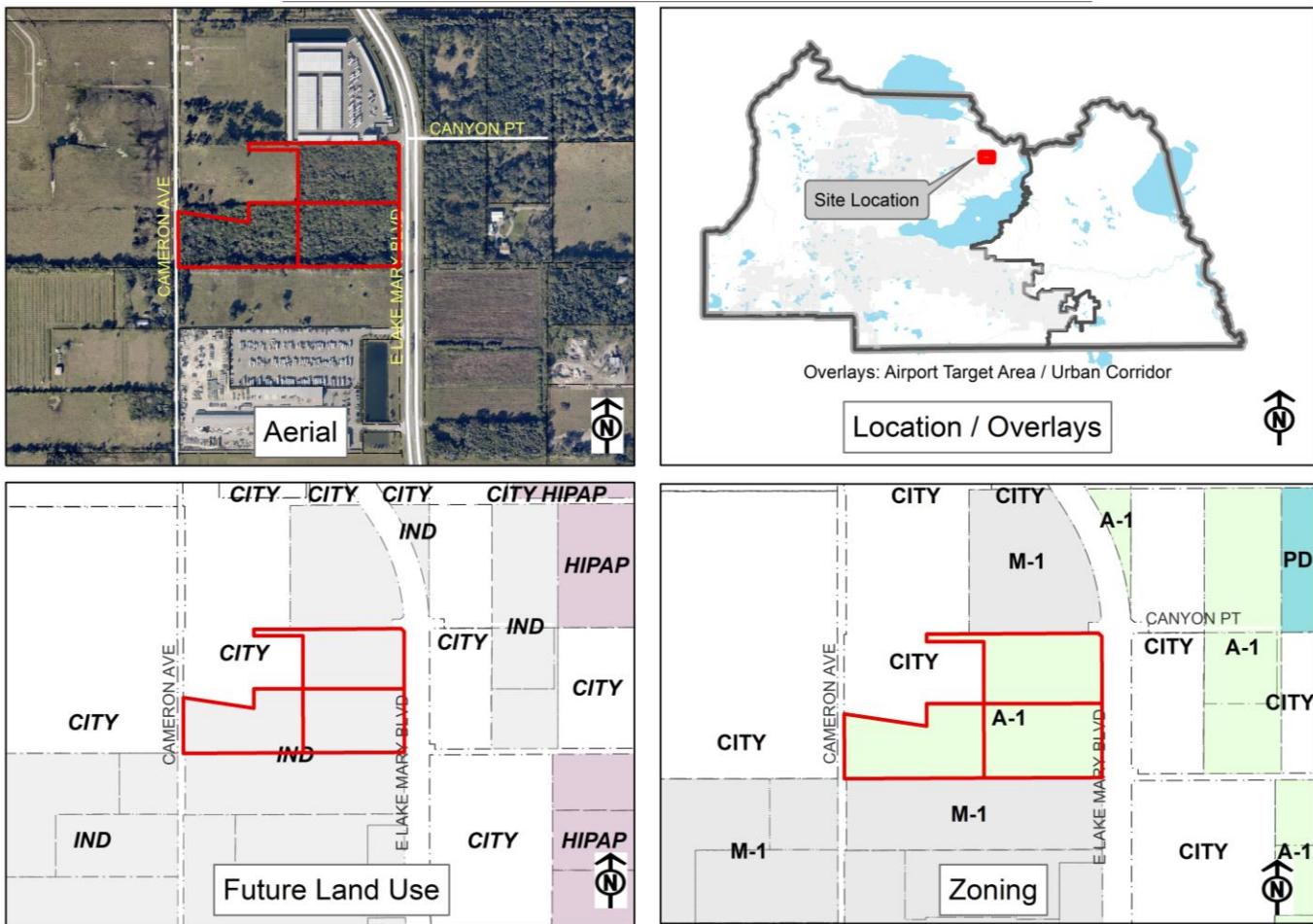
The DRC Agenda can be found [HERE](#).

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| PROJECT NAME: | ORLANDO ALL SPORTS DOME - PRE-APPLICATION | PROJ #: | 24-80000048 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | | |
| APPLICATION DATE: | 3/19/24 | | |
| RELATED NAMES: | EP KEVIN DATOLA | | |
| PROJECT MANAGER: | DOUGLAS ROBINSON (407) 665-7308 | | |
| PARCEL ID NO.: | 03-20-31-5AY-0000-26A2++ | | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A SPORTS FACILITY ON 12.82 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF E LAKE MARY BLVD, SOUTH OF SR-46 | | |
| NO OF ACRES | 12.82 | | |
| BCC DISTRICT | 5: HERR | | |
| CURRENT ZONING | A-1 | | |
| LOCATION | ON THE WEST SIDE OF E LAKE MARY BLVD, SOUTH OF SR-46 | | |
| FUTURE LAND USE- | IND | | |
| APPLICANT: | CONSULTANT: | | |
| KEVIN DATOLA ORLANDO ALL SPORTS DOME 1230 FALLING STAR LANE ORLANDO FL 32828 (813) 857-2847 ORLANDOSPORTSDOME@GMAIL.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 that 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 AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

| REF # | REVIEWED BY | TYPE |
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| 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 30.1282 and 30.1284 on opacity and plant units. |
| 3. | Buffers and CPTED | Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292. |
| 4. | Buffers and CPTED | A full buffer review will be done at time of site plan review. 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. |
| 5. | Building Division | Type of use and size of building may require fire sprinklers and fire alarms. |

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| 6. | Building Division | Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6. |
| 7. | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. |
| 8. | Building Division | Please note a structure of this type carries a multitude of Florida Building Code requirements. These requirements need to be considered when designing or determining if project is feasible for customer. |
| 9. | Comprehensive Planning | The future land use (FLU) is industrial (IND) which allows for a maximum intensity of .65 floor area ratio. Allowable uses include warehousing, and light manufacturing industry. Compatible uses will allow for the proposed use. For a full list of uses see Seminole County Comprehensive Plan page FLU-151: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf |
| 10. | Comprehensive Planning | <p>The subject parcel is part of the Sanford Joint Planning Area Zone 4 (East Side of Airport) which allow compatible uses to the airport to include: Industrial parks; corporate business parks; commercial developments; office complexes; attendant retail; service and hotel uses; medium and high-density rental residential developments between the 60 and 65 DNL; agricultural uses; public uses.</p> <p>An aviation easement shall be required and included in the recorded deed of any new lot prior to the construction of a single-family dwelling unit or a multi-family dwelling unit for properties located in the area depicted in Map 1-13 of the City Comprehensive Plan.</p> <p>All development must be phased concurrent with major public roadway improvements and installation of drainage, sewer and water utilities.</p> |
| 11. | Environmental Services | No new residential future land use and/or zoning is allowed within the areas covered by a noise contour of 60 DNL and higher. New public educational facilities shall be prohibited if within three hundred (300) feet of the centerline of the OSIA's new runway system east to the conservation area adjacent to Lake Jesup. |
| 12. | Natural Resources | According to County aerials, the site appears to contain primarily palm trees and shrubs. These plants are exempt from tree replacement requirements. On the site plan application, please show the location, size, and species of all trees larger than 6" DBH. |
| 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) |

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| 14. Natural Resources | The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction. |
| 15. Natural Resources | According to the county soil maps, wetlands are potentially located on the southern two parcels. Soils are hydric (Felda and Manatee mucky fine sands, depressional, and Malabar fine sand). ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. ** |
| 16. Planning and Development | The City of Sanford provides water and sewer services to the subject property. We recommend that the applicant contact Adam Mendenhall with the City of Sanford Planning & Development Department about completing a pre-annexation agreement. Adam Mendenhall can be reached at (407) 688-5156 or by email at Adam.Mendenhall@Sanfordfl.gov . The applicant may also contact Darren Ebersole at (407) 688-5146 or by email at Darren.ebersole@Sanfordfl.gov . |
| 17. Planning and Development | The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the adjacent city. |
| 18. Planning and Development | This site is located within the Crossroads Commercial Corridor of the E. Lake Mary Blvd. Small Area Study. The vision for the Crossroads Commercial Corridor District is to provide a commercial node that serves the eastern part of Sanford, as well as regional traffic on both SR 46 and E. Lake Mary Boulevard. |
| 19. Planning and Development | If developed within Seminole County jurisdiction, a Rezone may take three (3) to six (6) months and involves public hearings with the Planning and Zoning (P&Z) Commission and the Board of County Commissioners (BCC) |
| 20. Planning and Development | Public Notification is required for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf |
| 21. Planning and Development | If developed within Seminole County jurisdiction, 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 |
| 22. Planning and Development | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf |
| 23. Planning and Development | Seminole County has performance standards to avoid creating potential offensive or injurious conditions such as noise, vibration, glare and more. Please |

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| | | see Part 68 of the Seminole County Land Development Code: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT68PEST |
| 24. | Planning and Development | Open Space Requirements: For non-residential properties, 25 percent open space shall be required. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, and/or preservation of natural resources. |
| 25. | Planning and Development | Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use, which is considered Commercial Recreation are: One (1) space for each employee plus one (1) space for each three (3) persons the facility is designed to accommodate. |
| 26. | Planning and Development | If developed in Seminole County, the M-1 zoning district would only allow the proposed use as a Special Exception. To allow as a permitted use in Seminole County, a rezoning to a commercial zoning classification (i.e., C-1, C-2 or C-3) would be required. |
| 27. | Planning and Development for Sanford-Orlando International Airport | The Sanford Airport Authority, informed staff, via email, that "the developer is required to complete and submit FAA Form 7460-1 and the results be received by the County before any action is taken on this project. At 80 feet high in this location, it could have an impact on the airport and its runways. An analysis by the FAA is required and would identify any concerns." Please contact George Speake at (407)-585-4006 or by email at gspeake@sfb.osaa.net . |
| 28. | Public Safety – Fire Marshall | This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (2021 edition). |
| 29. | Public Safety – Fire Marshall | Type of use and size of building may require fire sprinklers and fire alarms. |
| 30. | Public Safety – Fire Marshall | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1 (2021). |
| 31. | Public Safety – Fire Marshall | Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 |
| 32. | Public Safety – Fire Marshall | Location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review. |
| 33. | Public Safety – Fire Marshall | 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 within 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. |

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| | <p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 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. |
| 34. Public Safety – Fire Marshall | |
| 35. Engineering | Public Works - The proposed project is located within the Lake Jesup drainage basin. |
| 36. Engineering | Public Works - Based on SCS Soil Survey GIS overlays, the site generally has Poorly Drained soils. |
| 37. Engineering | Public Works - Based on a preliminary review, the site has known drainage issues downstream, therefore the site will be required to retain the pre vs post volumetric difference for the 25-year, 24-hour storm event volume onsite. |
| 38. Engineering | Public Works - Based on 1 ft. contours, the topography of the site appears to be pretty flat but appears to generally slope east. |
| 39. Engineering | Public Works - A detailed drainage analysis will be required at final engineering. |
| 40. Engineering | Public Works - 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 . |

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| 41. Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. |
| 42. Public Works - Engineering | The site will be limited to a right in and right out. |
| 43. Public Works - Engineering | Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any broken or non-ADA compliant sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. |
| 44. Public Works - Engineering | There is a drainage ditch along the south side of the property. A drainage easement is required over the ditch and a 15-foot berm for access and maintenance of the ditch is required. |
| 45. Public Works - Engineering | Based on a preliminary review, the site has a drainage ditch along the south property line. This ditch goes under Lake Mary Boulevard and eventually to Lake Jesup to the east. Most of this area does not have easements and is not maintained. |
| 46. Public Works – Impact Analysis | A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Provide the trip generation with the next application. |

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 | STATUS | CONTACT INFORMATION |
|--------------------------------|-------------------|--------------------|--|
| Buffers and CPTED | Maya Athanas | Review Complete | Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov |
| Building Division | Jay Hamm | Review Complete | Phone: 407-665-7468 Email: jhamm@seminolecountyfl.gov |
| Comprehensive Planning | Tyler Reed | Review Complete | Phone: 407-665-7398 Email: treed@seminolecountyfl.gov |
| Environmental Impact Analysis | Becky Noggle | No Review Required | Phone: 407-665-2143 Email: bnoggle@seminolecountyfl.gov |
| Environmental Services | James Van Alstine | Review Complete | Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov |
| Natural Resources | Sarah Harttung | No Review Required | Phone: 407-665-7391 Email: sharttung@seminolecountyfl.gov |
| Planning and Development | Doug Robinson | Review Complete | Phone: 407-665-7308 Email: drobinson03@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Brenda Paz | Review Complete | Phone: 407-665-5177 Email: bpaz@seminolecountyfl.gov |
| Public Works – Impact Analysis | Jim Potter | Review Complete | Phone: 407-665-5764 Email: jpotter@seminolecountyfl.gov |
| Public Works – Impact Analysis | William Wharton | Review Complete | Phone: 407-665-5730 Email: wwharton@seminolecountyfl.gov |
| Public Works - Engineering | Jim Potter | Review Complete | Phone: 407-665-5764 Email: jpotter@seminolecountyfl.gov |

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>

Seminole County Public Works Engineering Manual:

<https://www.seminolecountyfl.gov/departments-services/public-works/development-review-engineering/>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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| 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:

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| 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 | (407) 665-3621 |

Other Resources:

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| 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 |