

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

PROJECT NAME:	BRISSON AVE - PRE-APPLICATION	PROJ #: 24-80000057
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/05/24	
RELATED NAMES:	EP NICK TOMASINO	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	08-20-31-501-0000-0010	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO M-1 FOR A MANUFACTURING UNIT ON 18.53 ACRES LOCATED ON THE NORTH SIDE OF LAKE MARY BLVD, EAST OF RED CLEVELAND BLVD	
NO OF ACRES	18.53	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF LAKE MARY BLVD, EAST OF RED CLEVELAND BLVD	
FUTURE LAND USE-	IND	
APPLICANT:	CONSULTANT:	
NICK TOMASINO LANDMARK PRECAST LLC 438 NW 10TH ST HOMESTEAD FL 33030 (786) 252-1892 NICK.TOMASINO@LANDMARKPRECAST.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 a Future Land Use of Industrial and A-1 (Agricultural) zoning.
- The subject site is within the South Airport Commercial District as identified in E. Lake Mary Blvd Small Area study. The South Airport Commercial District recommends this parcel for specialty commercial (airport supportive), general commercial, public services, open space/park. A concrete facility is not a use that would be supported in the South Airport Commercial District.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



Wetlands



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	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. 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
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	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	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	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	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
9.	Comprehensive Planning	The future land use (FLU) is Industrial (IND) which allows a maximum intensity of .65 floor area ratio (FAR) and for a variety of heavy commercial and industrial uses including warehousing and storage. For a full list of uses see the Seminole County Comprehensive Plan on page FLU-151: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf	Info Only
10.	Comprehensive Planning	Industrial FLU Special Provisions: Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.	Info Only
11.	Comprehensive Planning	The subject parcel is located in the South Airport Commercial District as identified in E. Lake Mary Blvd Small Area study. The South Airport Commercial District recommends this parcel for specialty commercial (airport supportive), general commercial, public services, open space/park. The vision for this district supports the	Info Only

		expansion of Airport activities in accordance with the Airport Master Plan. Regulatory strategies for the South Airport Commercial District include: 1. Land uses should respect provisions of the Airport Master Plan to ensure that their facilities will be adequate to meet both short- and long-term demand for aviation services. 2. Land use and development on the western portion of the district should be consistent with FAA requirements for the Airport's runway protection zones.	
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service this development.	Info Only
13.	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
14.	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
15.	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
16.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	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	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
19.	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	Info Only

		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)	
20.	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
21.	Natural Resources	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f)	Info Only
22.	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
23.	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
24.	Natural Resources	Please indicate the jurisdictional wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor. If applicable, include the jurisdiction that approved the wetland line, the date, and reviewers name on the plan.	Info Only
25.	Natural Resources	Please show the location of the 15 foot minimum, 25 foot average undisturbed upland buffer landward of the wetland line. Landscaping may not be done within this buffer. SCCP Con. 7.4	Info Only
26.	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
27.	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:	Info Only

		http://www.seminolecountyfl.gov/gm/	
28.	Planning and Development	<p>The subject site is within the Airport Target Area. The vision for this district is to support the expansion of Airport activities in accordance with the Airport Master Plan. A concrete facility is not a use that would be supported in the Airport Master Plan.</p> <p>Staff has determined that the proposed use of a concrete facility is not compatible with the "Airport Target Area" or the "South Airport Commercial District". The Airport Target area is designed for airport activities in accordance with the Airport Master Plan. The subject site is also in the South Airport Commercial District, which allows for specialty commercial (airport supportive, general commercial, public services, and open space/park). A Concrete Facility would not be considered a general commercial use.</p>	Info Only
29.	Planning and Development	Your project is within 20,000 feet of a runway you are required to complete the FAA Part 77 (Airport Obstruction Form 7460-1).	Info Only
30.	Planning and Development	The subject site has an Industrial Future Land Use and A-1 (Agriculture) zoning.	Info Only
31.	Planning and Development	Net Buildable definition: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas, and right of way dedication.	Info Only
32.	Planning and Development	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
33.	Planning and Development	Community Meeting Procedures Section 30.49. 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 flyer is required to be mailed out a minimum of fifteen (15) days prior to the scheduled community meeting and the community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.	Info Only
34.	Planning and Development	The subject site has an Industrial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.65.	Info Only
35.	Planning and Development	Seminole County will provide an intergovernmental notice to the City of Sanford.	Info Only

36.	Planning and Development	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
37.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
38.	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
39.	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
40.	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
41.	Public Safety - Fire Marshal	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
42.	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. However, the entire property appears to be in wetland area.	Info Only
43.	Public Works -	The proposed project is located within the Lake Jesup	Info Only

	Engineering	Drainage Basin.	
44.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Wabasso Fine Sand , 0-2 % slopes (35%), Map Unit Symbol 35, Basinger and Smyrna Fine Sands, Depressional (31%), Map Unit Symbol 11, Myakka and Eau Gallie Fine Sands (19%), Map Unit Symbol 20, and Basinger, Samsula, and Hontoon Soils, Depressional (15%), Map Unit Symbol 10. Wabasso Fine Sands, 0-2 % slopes, 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. Basinger and Smyrna Fine Sands, Depressional, are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Myakka and Eau Gallie Fine Sands 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. Basinger, Samsula, and Hontoon Soils, Depressional, are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D.	Info Only
45.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from the northwest towards southeast. The highest ground elevation appears to be 35.0 feet and the lowest 29.0 feet.	Info Only
46.	Public Works - Engineering	Based on the preliminary review, the site appears to outfall to the Navy Canal, located just east of Laura Avenue, approximately 830 feet from the subject property. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the predevelopment rate of discharge 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.	Info Only
47.	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	Info Only

		impervious surface. For more information see www.sjrwmd.com .	
48.	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
49.	Public Works - Engineering	East Lake Mary Boulevard is functionally classified as an Urban Principal Arterial Road and was last resurfaced in 2017. East Lake Mary Boulevard is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. A new traffic signal was constructed at the intersection of East Lake Mary Boulevard and Brisson Avenue in early 2023. The intersection currently operates as a T-intersection. Public Works would not support a new driveway within the proximity of this intersection; therefore, the access to the site shall be provided through the north leg of Brisson Avenue, utilizing the 50 feet wide public "right-of-way". This section of the road shall be constructed to meet the Seminole County Public Works Engineering Manual and Land Development Code standards. A new single mast arm will be required at the southwest corner of the intersection of East Lake Mary Boulevard and Brisson Avenue to address the intersection's southbound traffic. The new traffic signalization fixtures and appurtenances shall meet the Seminole County Traffic Engineering standards. (https://www.seminolecountyfl.gov/core/fileparse.php/3231/urlt/Seminole-County-2017-18-Standard-Mast-Arm-Drawings_12-1-2017.pdf) Potential modifications to the existing traffic signal heads shall be coordinated with the Seminole County Public Works Traffic Engineering Division. The Seminole County Public Works Traffic Engineering Division contact information is: County Traffic Engineer: Charles Wetzels, PE, PTOE Address: 140 Bush Loop, Sanford, FL 32773 Email: cwetzels@seminolecountyfl.gov Phone: 407-665-5677 Fax: 407-665-5623 Hours: Monday - Friday: 8:00 AM - 5:00 PM	Info Only
50.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.8 (Development Planning and Regulation - Corner Clearance), parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer.	Info Only
51.	Public Works - Engineering	Comment Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements),	Info Only

		in all cases, an inbound radius of 50 feet at development access is required. Refer to the Manual's Detail T-16 for design and markings specifications.	
52.	Public Works - Engineering	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.	Info Only
53.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the Countys 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. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	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	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 Asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-5762 vsimonovski@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Doug Robinson 407-665-7308 Drobinson03@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Review Complete	Tony Coleman 407-665-7581 acoleman@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.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) 571-8000 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