

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, October 10, 2025, in order to place you on the Wednesday, October 15, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU REQUEST A MEETING, PLEASE INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

PROJECT NAME:	ADULT TOYS FACILITY - PRE-APPLICATION	PROJ #: 25-80000105
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/24/25	
RELATED NAMES:	EP BRYAN POTTS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	29-21-31-300-0140-0000	
PROJECT DESCRIPTION	PROPOSED REZONE AND SITE PLAN FOR A HYBRID AUTO REPAIR SHOP AND LUXURY VEHICLE STORAGE FACILITY WITH A MEZZANINE	
NO OF ACRES	3.0	
BCC DISTRICT	1-DALLARI	
CURRENT ZONING	C-3	
LOCATION	NORTH SIDE OF W SR 426, WEST OF ALOMA WOODS BLVD	
FUTURE LAND USE	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
IRA BELLINKOFF OSG MANAGEMENT LLC 1950 LEE RD WINTER PARK FL 32789 (321) 339-2479 IRA@EDGEREALTYADVISORS.COM	BRYAN POTTS TANNATH DESIGN INC 2494 ROSE SPRING DR ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.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

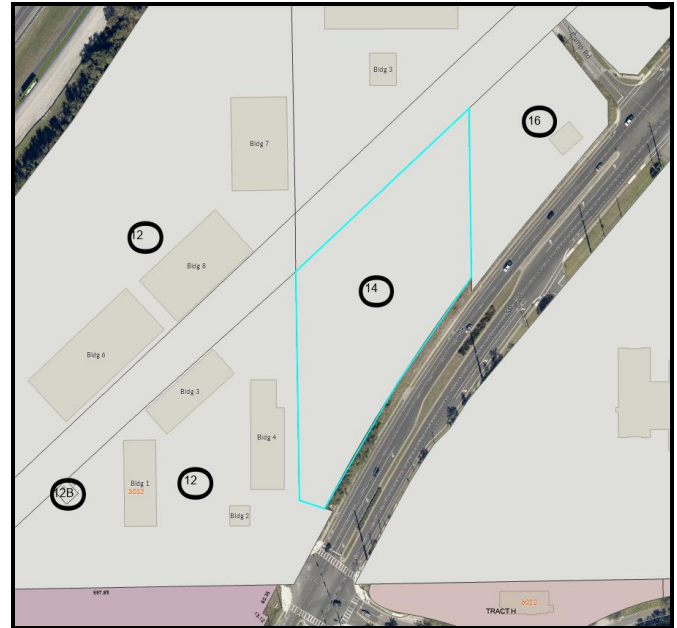
- The subject property has a Future Land Use (FLU) of Industrial and a zoning designation of C-3 (Heavy Commercial and Very Light Industrial).
- The uses proposed are permitted in the C-3 zoning district. The applicant will be required to obtain Site Plan approval.

PROJECT AREA ZONING AND AERIAL MAPS

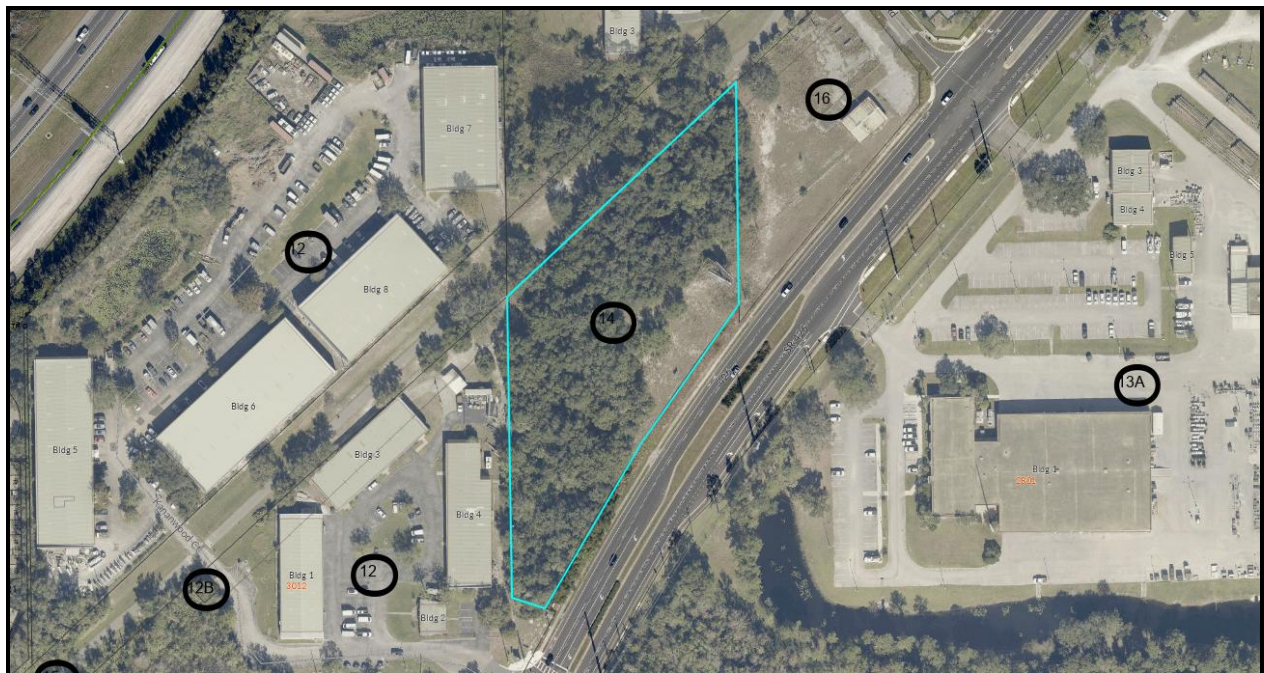
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	A full buffer review will be done at the time of site plan review.
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
3	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
4	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
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.
6	Building Division	10/2/25: - Standard building permitting will apply. - Separate permits are required for each building, and any proposed stand-alone elements such as signage, dumpster enclosures, awning systems, etc....
7	Building Division	10/2/25: - Size of Building #1, and proposed occupancy type will require a fire sprinkler system. - Both buildings are being proposed as "condos". This will require fire rated assembly separation between each unit. - Depending on final design of clubhouse, a fire sprinkler, and/ or fire alarm system may be required.
8	Building Division	10/2/25: - Depending on final site design, unit set up and proposed occupancy type, the complete site may need to comply with the Florida Accessibility Code, and fully accessible paths may need to be provided throughout.
9	Building Division	10/2/25: - Separate address will need to be applied to each unit, and the clubhouse based on the guidance from Seminole County Addressing.
10	Comprehensive Planning	Site has a Future Land Use (FLU) of IND (Industrial). Please note Comprehensive Plan Policy FLU 5.3.4 Industrial. The maximum intensity permitted in this designation is 0.65 floor area ratio. Policy 5.4.4 lists the following as uses: Uses - Light manufacturing industry; - Distribution and terminals; - Automobile repair shops; - Warehousing; - Paint and body shops; Proposed use appears to be consistent with the FLU, vehicle storage must meet underlying zoning requirements. Proposed use is also required to be consistent with the underlying zoning.

11	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.
12	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 16" PVC potable water main running along the northwest side of State Road 426.
13	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is a 16" PVC force main running along the southeast side of State Road 426. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.
14	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.
15	Environmental Services	Be advised that State Road 426 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.
16	Environmental Services	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. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.
17	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
18	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.
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)
20	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)

21	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
22	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)
23	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)
24	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)
25	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
26	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) The cumulative DBH of protected non-specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.
27	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)
28	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)
29	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)
30	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)
31	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)

32	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.
33	Planning and Development	The subject property has a Future Land Use (FLU) of Industrial and a zoning designation of C-3 (Heavy Commercial and Very Light Industrial).
34	Planning and Development	<p>The uses proposed are permitted in the C-3 zoning district. The applicant will be required to obtain Site Plan approval. The Site Plan review process can be found in the Seminole County Land Development Code (SCLDC), Chapter 40. The Site Plan must meet all requirements of the SCLDC including, but not limited to building/structure setbacks, parking requirements, access/drive aisle, open space, landscape buffers, stormwater, etc.</p> <p>Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm</p>
35	Planning and Development	<p>Per SCLDC Section 30.11.3(b), developments containing more than 1 use shall provide parking and loading spaces in an amount equal to the total of the requirements for all uses.</p> <p>Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</p>
36	Planning and Development	<p>If any outdoor lighting is proposed, a photometric plan may be required.</p> <p>Section 30.15.1 of the SCLDC addresses the lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</p>
37	Planning and Development	<p>The building setbacks for the C-3 zoning district are: Front - 25 feet Sides - 0 feet Rear - 10 feet</p> <p>The building setbacks can be found in SCLDC Section 30.7.3. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT7DEST_S30.7.3DISTTA</p>
38	Planning and Development	Per SCLDC 30.5.2, outside storage of parts, supplies or materials shall be permitted only in an enclosed or fenced area.
39	Planning and Development	<p>All uses conducted must conform to the standards of performance in relation to noise, vibration, smoke, dust and dirt, odors, and others in accordance with part 16 of chapter 30 of the SCLDC.</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT16PEST</p>
40	Planning and Development	The maximum allowable building height is 35 feet.

41	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.
42	Planning and Development	<p>At the time of site plan review, the applicant will need to demonstrate that they meet the minimum open space requirements.</p> <p>The definition of open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.</p> <p>SCLDC Section 30.14.2</p> <ul style="list-style-type: none"> • Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4. • Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.
43	Planning and Development	<p>If the sale of alcohol (for on premise or off premise consumption) is proposed for the clubhouse, Special Exception approval by the Board of County Commissioners will be required per SCLDC 30.6.6.2(b).</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.6ALBEES</p>
44	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
45	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.
46	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

47	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"
48	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
49	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)
50	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: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft
51	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.
52	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.
53	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.
54	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope in all directions as there appears to be a small hill on the property..

55	Public Works - Engineering	Based on a preliminary review, the outfall for the site is not clear if it is taken to FDOT a drainage connection permit will be required. If it is shown to have a positive legal outfall to the west across the trail a trail crossing permit will be required and acceptable outfall will have to be demonstrated.
56	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
57	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 .
58	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
59	Public Works - Engineering	An FDOT driveway connection permit will be required if the site access SR 426. Note that 35' minimum radii will be required.
60	Public Works - Impact Analysis	No Review Required. The trip generation for the Industrial storage building will not be significant. Net external trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu