

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

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

PROJECT NAME:	GALILEO EARLY LEARNING CENTER - PRE-APPLICATION	PROJ #: 24-80000014
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/12/24	
RELATED NAMES:	EP RANDAL MORRIS	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	33-19-31-300-1340-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DAYCARE/EARLY LEARNING CENTER ON 1.94 ACRES IN THE C-3 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR-46, EAST OF CAMERON AVE	
NO OF ACRES	1.94	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-3	
LOCATION	ON THE NORTH SIDE OF SR-46, EAST OF CAMERON AVE	
FUTURE LAND USE-	IND	
APPLICANT:		CONSULTANT:
RANDALL MORRIS RM STRATEGIES, INC 1603 N INDIAN RIVER RD NEW SMYRNA BEACH FL 32169 (407) 474-8234 MORRIS@CFL.RR.COM		BEN BUENCAMINO CPH, INC 500 WEST FULTON ST SANFORD FL 32771 (407) 322-6841 BBUENCAMINO@CPHCORP.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

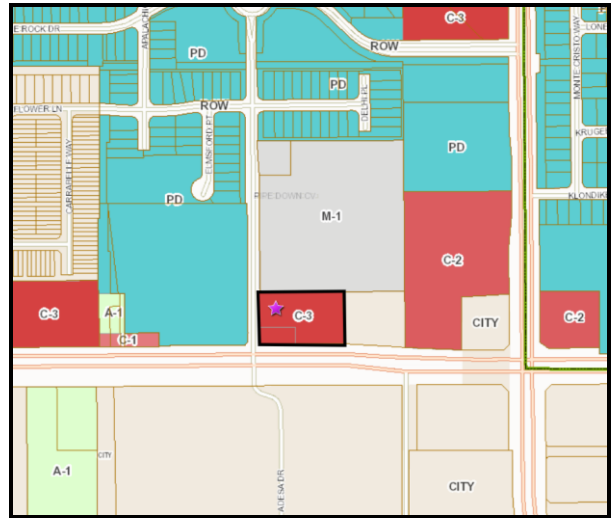
- The subject site has an Industrial Future Land Use (FLU) and a C-3 (General Commercial & Wholesale) Zoning classification.
- The use of a Daycare under the existing C-3 (General Commercial & Wholesale) Zoning classification is a permitted use under the recently approved Land Development Code Update that goes into effect on April 1, 2024.

PROJECT AREA ZONING AND AERIAL MAPS

INDUSTRIAL FLU



C-3 ZONING



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: http://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Info Only
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.	Info Only
5.	Buffers and CPTED	Per Sec. 30.1294. 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.	Building Division	Separate building permits shall be required for all Site Lighting, Signage, Fire Sprinklers and Alarms, etc.	Info Only
10.	Comprehensive Planning	The Future Land Use (FLU) is Industrial (IND) which allows for a maximum intensity of .65 floor area ratio. Industrial allows for schools (public elementary, middle and high school). Private schools are not explicitly listed but could be considered an allowable use if similar to the public school use.	Info Only
11.	Comprehensive Planning	The subject property is in the Sanford Joint Planning Area (JPA) sub-area number 1 which is presumed to be more urban in character, Nonresidential development shall be consistent with the maximum floor area ratios established through applicable future land use designations.	Info Only
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.	Planning and Development	The subject site has an Industrial Future Land Use (FLU) and a C-3 (General Commercial & Wholesale) Zoning classification. The Industrial FLU allows a maximum Floor Area Ratio (F.A.R.) of 0.65.	Info Only
14.	Planning and Development	The use of a Daycare under the existing C-3 (General Commercial & Wholesale) Zoning classification is a permitted use under the recently	Info Only

		approved Land Development Code Update that goes into effect on April 1, 2024.	
15.	Planning and Development	Development of the site will require submittal and approval of an Engineered Site Plan. The Site Plan Review Process can be found at: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html	Info Only
16.	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
17.	Planning and Development	Parking requirements for Daycare, Pre-Schools and Kindergartens are as follows: One (1) space for each employee plus adequate off-street space for loading and unloading of children. The minimum parking stall size is 10 ft X 20 ft.	Info Only
18.	Planning and Development	Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. Outdoor Lighting.	Info Only
19.	Planning and Development	Dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design.	Info Only
20.	Planning and Development	The development shall provide a minimum of 25% open space. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, aquifer recharge, and/or preservation of natural resources. Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: a. The pond shall be sodded or dressed with equivalent ground cover. b. The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.	Info Only
21.	Planning and Development	The maximum allowable building height is 35 feet.	Info Only
22.	Planning and Development	Building setbacks for the C-3 (General Commercial & Wholesale) zoning district are as follows: Front Yard 25 ft; Side Yard 0 ft*; Rear Yard 10 ft*. *If side or rear yard property line abuts residential, the building setback will be equal to the required buffer width. Where required buffer widths exceed the setback requirements, the more restrictive standard shall apply.	Info Only
23.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
24.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	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

26.	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
27.	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 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
28.	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
29.	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.	Info Only
30.	Public Works - Engineering	The proposed project is located within the Midway Drainage Basin.	Info Only
31.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly St. Johns and Eau Gallie Fine Sands (100%), Map Unit Symbol 29. St. Johns 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 B/D.	Info Only
32.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope east.	Info Only
33.	Public Works - Engineering	Based on the preliminary review, the site appears to be landlocked, with no positive outfall. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked facility, with no positive outfall, requires a 100-Year, 24-	Info Only

		Hour Total Retention. "Landlocked" is defined as a drainage system that does not currently discharge its basin or sub-basin in the 10-year, 24-hour storm event.	
34.	Public Works - Engineering	A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
35.	Public Works - Engineering	Cameron Avenue is functionally classified as Local Road and was last resurfaced in 2017. The roadway geometry and structure meet the current Seminole County standards. Cameron Avenue is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program.	Info Only
36.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along the Cameron Avenue frontage. This sidewalk shall connect to the existing sidewalk along the north side of East S.R. 46.	Info Only
37.	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 impervious surface. For more information see www.sjrwmd.com .	Info Only
38.	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
39.	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
40.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements), 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.	Info Only
41.	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
42.	Public Works - Engineering	Considering that there is already an existing northbound Left Turn Lane along Cameron Avenue, a southbound Left Turn Lane at the entrance of the proposed development will not be possible. This will limit the proposed entrance along Cameron Avenue to Right-in/Right-Out only traffic movements. The driveway separation between the development's proposed entrance and the Brockman Site Development entrance at Pipe Down Cv. is approximately 400 feet and meets the Seminole County requirements. There is another driveway, just north of this development's proposed entrance, that is only 50 feet away from the northern boundary/property line. This driveway, however, serves only as a maintenance access to the FCC Tower that is located inside the Brockman Site Development property and generates minimal traffic; therefore, it will not be considered as a regular driveway access that needs to meet the County requirement of	Info Only

		minimum 200 feet separation from another driveway on a functionally classified Local Road.	
43.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	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
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed treed@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Building Division	Tony Coleman 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.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	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