

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

PROJECT NAME:	HUTCHINSON PROPERTY - PRE-APPLICATION	PROJ #: 24-80000072
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/24/24	
RELATED NAMES:	EP MARC JONES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	16-20-32-300-0200-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A GENERAL USE PERMIT TO ALLOW TEMPORARY STORAGE ON 10.47 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF RIDGE RD AND SR 46	
NO OF ACRES	10.47	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE SOUTHEAST CORNER OF RIDGE RD AND SR 46	
FUTURE LAND USE-	R5	
APPLICANT:	CONSULTANT:	
PAT HUTCHINSON 891 RIDGE RD GENEVA FL 32732 CLAY@CANTSINK.COM	MARC JONES CIPPARONE & CIPPARONE, PA 1525 INTERNATIONAL PKWY STE 10 LAKE MARY FL 32746 (321) 275-5914 MJONES@CIPPARONEPA.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.

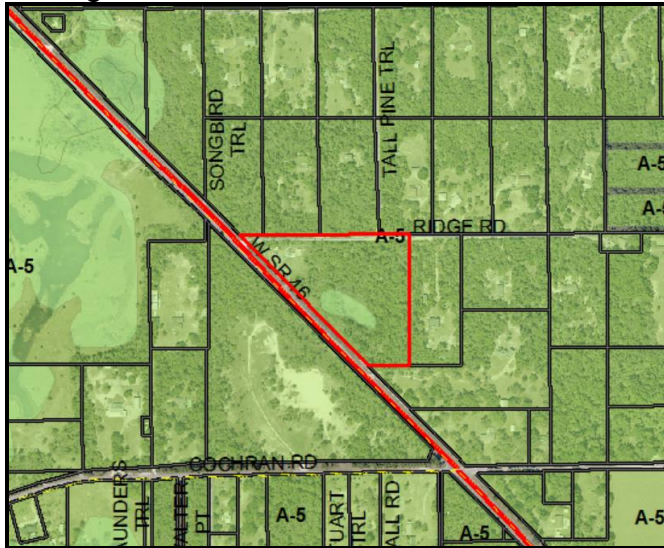
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

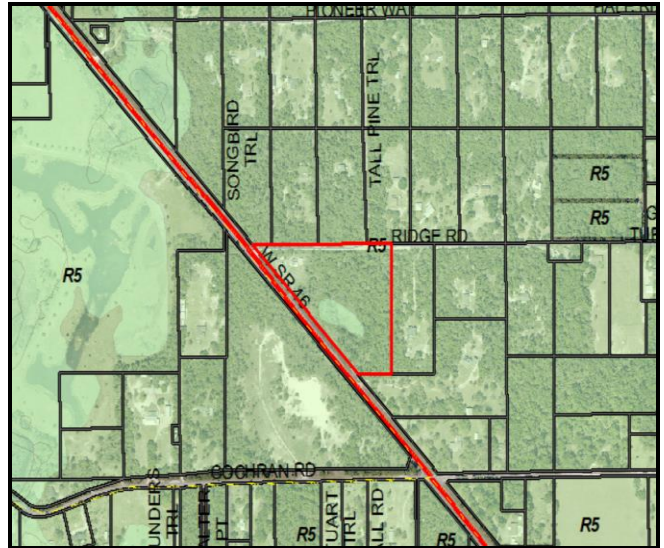
- The subject property has a Future Land Use of Rural 5 with an A-5 (Rural Zoning) Classification.
- The proposed use of temporary onsite storage requires approval of a General Use Permit.
- The request for a General Use Permit to allow for the temporary storage of equipment and materials onsite within an existing pole barn has been evaluated for compliancy with the Seminole County Land Development Code (SCLDC). Staff has determined that the request is not consistent with SCLDC Sec. 30.6.3.1 – Uses by general permit in agriculture zones, in as much as the use the rural and/or agricultural uses in the surrounding area; the use would impact traffic patterns; and the site does not have direct access onto a collector road.

PROJECT AREA ZONING AND AERIAL MAPS

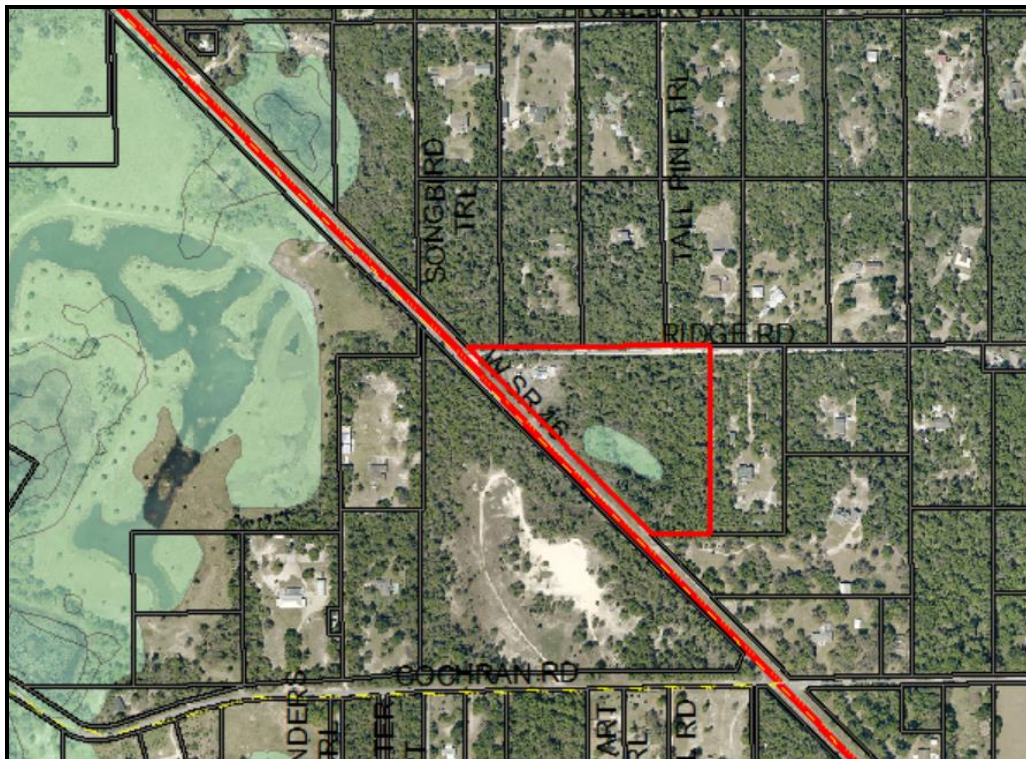
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
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	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	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	Buffers and CPTED	The subject property is located within the SR 46 Scenic Corridor Overlay District. All development must comply with 30.10.9 of the Seminole County Land Development Code.	Info Only
5.	Comprehensive Planning	The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses.	Info Only
6.	Comprehensive Planning	Approval of a general use permit that complies with the requirements of the A-5 zoning district would be considered compatible with the Rural-5 Future Land Use Designation.	Info Only
7.	Planning and Development	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: http://www.seminolecountyfl.gov/gm/	Info Only
8.	Planning and Development	The setbacks for the A-5 (Rural Zoning Classification) Zoning district are: Front Yard - Fifty (50) feet (Barns & structures for livestock, structures for agricultural use shall have minimum 50 ft. front, side and rear setbacks be distanced a minimum of 100 ft. from any residential structure on an adjacent lot or parcel), Rear yard - Thirty (30) feet, Side Yard - Ten (10) feet, Side Street Fifty (50) feet.	Info Only
9.	Planning and	The proposed use of contractor storage is not a permitted	Info

	Development	use in current A-5 (Rural Zoning Classification) designation. The Applicant may apply for the general use permit for the contractor storage as a light industrial use on subject property, but there is no guarantee of approval.	Only
10.	Planning and Development	The subject site must meet the State Road 46 Scenic Corridors standards under Chapter 30, Part 62 and Part 66 of the Seminole County Land Development Code (SCLDC).	Info Only
11.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required.	Info Only
12.	Planning and Development	<p>Per Sec. 30.6.3.1 (b) states: Applications proposing a light commercial or light industrial use upon parcels assigned the A-1, A-3, A-5, or A-10 zoning classifications shall be submitted to the Planning Manager. Such proposed uses may be approved only after the proposed use is determined to be appropriate based upon findings of fact that the use requested:</p> <p>(1) Is consistent with the rural or agricultural uses in the vicinity of the parcel.</p> <p>(2) Is not detrimental to the character of the area or neighborhood or inconsistent with the trends of development in the area or neighborhood based upon the historic uses of the properties.</p> <p>(3) Is not highly intensive in nature.</p> <p>(4) Is compatible with the concept of maintaining the integrity of the rural or agricultural characteristics of the area.</p> <p>(5) Does not have an unduly adverse impact on existing traffic patterns, movements, or intensity.</p> <p>(6) Has direct access onto a collector or arterial roadway.</p> <p>(7) Has access to an adequate level of applicable public services such as sewer, water, police, fire, schools and related services.</p> <p>(8) Is consistent with the Seminole County Comprehensive Plan.</p>	Info Only
13.	Planning and Development	Per Sec. 30.6.3.1 (c) - Upon a determination that a proposed use is appropriate for the subject property, the Planning Manager shall cause a "Notice of Intent to Grant a General Use Permit" to be published in a newspaper of general circulation. The Notice shall, at a minimum, state the address of the property and the proposed light commercial or light industrial use. The Notice shall further	Info Only

		state that any person objecting to the granting of the permit must file a notice of objection with the Planning Division within thirty (30) days of the publication.	
14.	Planning and Development	<p>Per Sec. 30.6.3.1 - Upon a determination that a proposed use is not appropriate for the subject property, the applicant may appeal said decision to the Board of County Commissioners by filing a notice of appeal with the Planning Division within thirty (30) days of the rendering of the decision. The Planning Division shall schedule the appeal before the Board. The Board may approve the permit request, deny the permit request or approve the permit request subject to such restrictions and conditions deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare.</p> <p>(e) If the Planning Division receives no objections, then the Planning Manager shall grant the permit to allow the proposed light commercial or light industrial use. In granting any light commercial or light industrial use, such restrictions and conditions may be placed on the approval as shall be deemed necessary to protect the character of the area or neighborhood and the public health, safety and welfare. A proposed master plan of development shall be submitted at the time of application, and approval shall be based upon and limited to the extent of said master plan.</p> <p>(f) If the Planning Division receives an objection to granting the permit, then the Planning Manager shall schedule a public hearing before the Board to consider the permit. The Board may approve the permit request, deny the permit request or approve the permit request subject to such restrictions and conditions deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare.</p> <p>(g) In the absence of the Planning Manager, the Development Services Director may issue permits pursuant to this Section.</p>	Info Only
15.	Planning and Development	Based on the aerial views, the main access to the subject property is from a private road Ridge Road. One of the requirements in order to determine the use to be appropriate is that the subject property is required to have direct access onto a collector or arterial roadway, which would be SR 46.	Info Only
16.	Public Safety - Fire	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
17.	Public Safety -	Depending on what is being stored under the pole barn,	Info

	Fire Marshal	additional NFPA storage requirements may be required to be met.	Only
18.	Public Works - Engineering	The proposed project is located within the Lake Harney drainage basin. This area is unmodeled.	Info Only
19.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
20.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
21.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to the depression on the site.	Info Only
22.	Public Works - Engineering	Based on a preliminary review, the site does not appear to have a viable outfall.	Info Only
23.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
24.	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
25.	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
26.	Public Works - Engineering	Ridge Road is a private easement and is not to County Standards. The road would have to be brought to County Standards to access the site.	Info Only
27.	Public Works - Engineering	Connection to State Road 46 would not be supported due to grading and separation concerns.	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
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Building Division	No Review Required	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@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) 571-8150 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
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafl.org