

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

Comment Document – Initial Submittal

PROJECT NAME:	BEARDALL AVE - PD MAJOR AMENDMENT	PROJ #: 24-20500001
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	4/05/24	
RELATED NAMES:	Z2024-07	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	04-20-31-300-0340-0000	
PROJECT DESCRIPTION	PROPOSED PD MAJOR AMENDMENT TO ALLOW M-1 PERMITTED USES ON 6.05 ACRES LOCATED ON THE WEST SIDE OF BEARDALL AVE, NORTH OF MOORES STATION RD	
NO OF ACRES	6.05	
BCC DISTRICT	Andria Herr	
LOCATION	ON THE WEST SIDE OF BEARDALL AVE, NORTH OF MOORES STATION RD	
FUTURE LAND USE-	HIPAP	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
GEOFFERY SUMMITT P.E G L SUMMITT ENGINEERING INC 3667 SIMONTON PL LAKE MARY FL 32746 (407) 323-0705 GEOFF@GLSENG.COM	JAMES JOHNSTON SHUTTS & BOWEN LLP 300 S ORANGE AVE STE 1600 ORLANDO FL 32801 (407) 423-3200 JJOHNSTON@SHUTTS.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The landscape buffers shown on the plan are not consistent with the development Order 21-20500019. Please revise to show consistency with the Development Order. The DO has been provided in the resources tab.	Unresolved
2.	Buffers and CPTED	Please provide a narrative on the requested changes and how they differ from what was previously approved.	Unresolved
3.	Buffers and CPTED	If decreased buffering is requested as part of the amendment, please provide a justification letter that demonstrates how the proposed buffering meets the intent of the Seminole County Land Development Code Part 14, Chapter 30.	Unresolved
4.	Comprehensive Planning	The HIP-Airport area is designed to provide for higher intensity airport-supportive employment uses and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport. Please demonstrate through a justification narrative and notes on the master development plan how the proposed development will be consistent with the Future Land Use of HIP-Airport.	Unresolved
5.	Comprehensive Planning	The HIP-Airport Future Land Use Designation allows up to 1.0 Floor Area Ratio. Add this note to the plan.	Unresolved
6.	Environmental Services	This development is not within Seminole County's utility service area. This development is within the City of Sanford's utility service area.	Info Only
7.	Planning and Development	The subject site is within the "East Airport Commerce Park" referenced in the East Lake Mary Study. Preferred land uses are Airport Operations, Business Park/commerce park, Industrial Park (light industrial), Warehousing, Office, Specialty commercial (airport supportive), Mixed-Use, and Open Space/Park.	Info Only
8.	Planning and Development	Please provide a sufficient justification to explain how the proposed M-1A (Heavy Industrial) uses are consistent with the Future Land Use of HIP-AP (Higher Intensity Planned Development- Airport) and the East Airport Commerce Park.	Unresolved
9.	Planning and Development	The subject property is with Sub Area 4 in the 2015 Sanford Joint Planning Agreement (JPA). Future Expansion of the Orlando-Sanford Airport (OSIA) property and runways shall be focused to the east and south to minimize airport noise and development impacts to urban residential areas to the north and west. Lands annexed near or adjacent to the airport shall be assigned land use designations compatible	Info Only

		with the Airport Master Plan and in a manner consistent with the Joint Planning Agreement established with Seminole County.	
10.	Planning and Development	North of the subject site are properties that are owned by the Orlando Sanford Airport. Based on the Airport Master Plan they are proposing aeronautical development.	Info Only
11.	Planning and Development	On the MDP on sheet 4, the total site area is not consistent with the boundary survey. Please revise accordingly.	Unresolved
12.	Planning and Development	The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations. Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.	Info Only
13.	Planning and Development	On the Master Development Plan, on sheet PD 04, please provide the maximum Floor Area Ratio (F.A.R.) and the proposed F.A.R.	Unresolved
14.	Planning and Development	The purpose and intent of this land use designation is to ensure a land use pattern surrounding the Orlando Sanford International Airport that is supportive of the Airport in compliance with Section 163.3177(6)(j)(7), Florida Statutes, and that takes advantage of the presence of the Airport as an economic engine. The maximum density and intensity permitted in this HIP designation is 30 dwelling units per net buildable acre and floor area ratio of 1.0.	Info Only
15.	Planning and Development	Staff has notified George Speake EVP of the Orlando Sanford International Airport of the proposed development.	Info Only
16.	Planning and Development	Per Sec. 30.8.5.1 - Architectural and other appearance-related design elements should be included as approval conditions where the BCC finds they will support goals, such as economic development, neighborhood compatibility, or aesthetic or environmental enhancement of an area. An	Info Only

		architectural rendering may be placed as a condition in the Development Order.	
17.	Planning and Development	Sec. 30.8.5.3 Review Criteria - In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the plan may provide.	Info Only
18.	Planning and Development	Per Sec. 30.8.5.3 (u)(c) - In addition, any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	Info Only
19.	Planning and Development	Per Sec. 30.8.5.3 (d) - Please provide a narrative addressing the following: The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.	Unresolved
20.	Planning and Development	On the MDP sheet 4, please revise the required open space to twenty-five (25) percent. Based on the policy of the updated Seminole County Land Development Code the required open space for Planned Developments is Twenty-five (25) percent. Please provide a calculation of proposed open space under the required open space.	Unresolved
21.	Planning and Development	Per Sec. 30.8.5.11 (c) - Please provide on the MDP, the location of all proposed building sites shall be as shown on the master development plan subject to the minimum lot sizes, setback lines, lot coverage, maximum/minimum building height, or floor area.	Unresolved

22.	Planning and Development	Per Sec. 30.8.5.11 (e) - Please provide the off-street parking in accordance with Section 30.11.2 and/or Section 5.19, unless the applicant can demonstrate the appropriateness of alternate standards. Such standards must be enumerated in the development order and approved by the Board of County Commissioners in order to be used within a planned development.	Unresolved
23.	Planning and Development	On the MDP within the Tract Table, please provide the additional word "Maintenance" to ownership.	Unresolved
24.	Planning and Development	The submittal requirements for a Master Development Plan and PD Rezone may be modified by the Development Services Director as appropriate for a specific application. -- SCLDC Sec. 30.445(a)(1)	Info Only
25.	Planning and Development	A community meeting is required. Before scheduling a Community Meeting, please email the project manager the community meeting flyer to review that will be distributed to the adjacent property. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). Please note that the community meeting flyer is required to be sent out a minimum of fifteen (15) days prior to the community meeting and the community meeting is required to be twenty (20) days prior to the public hearing. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf .	Unresolved
26.	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Unresolved
27.	Planning and Development	The property may be served by well and/or septic. Please contact the FL Department of Health for Septic Requirements and/or permitting. A new system permit will need to be approved by the Seminole County Health Department. Contact: Raymond Roe 407-665-3619 raymond.roe@flhealth.gov. Health Department: http://seminolecohealth.com/EVH/ostds.asp	Info Only
28.	Planning and Development	On the MDP under the site data, please add the number of stories next to the maximum building height.	Unresolved
29.	Planning and	On the MDP, please provide traffic, water and sewer	Unresolved

	Development	impact tables.	
30.	Planning and Development	On the MDP, please provide a property dimension along the northeast portion between the proposed site and Michelle Reeves property.	Unresolved
31.	Planning and Development	Please place a note on the MDP that states verbatim, "The subject property is within the Airport Target Area and must comply with the requirements outlined in Chapter 30 Part 61 of the Seminole County Land Development Code.	Unresolved
32.	Planning and Development	Please place a note on the MDP that states verbatim, "The subject property is within Sub Section 4 of the Sanford Joint Planning Area (Sanford JPA) and must comply with the requirements outlined in section of the Sanford JPA.	Unresolved
33.	Planning and Development	On the MDP, please place a note stating verbatim, "Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way".	Unresolved
34.	Planning and Development	On the MDP under the site data please provide the hours of operation.	Unresolved
35.	Planning and Development	On the MDP please place a note stating verbatim, "Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.1233".	Unresolved
36.	Planning and Development	On the MDP please place a note stating verbatim, "Outdoor lighting will comply with the Seminole County Land Development Code".	Unresolved
37.	Planning and Development	Please provide the parking calculation requirements and minimum parking stall size.	Unresolved
38.	Planning and Development	On the Master Development Plan, please provide a note stating, "A conservation easement, dedicated to Seminole County, will be required over the wetlands and required wetland buffer.	Unresolved
39.	Planning and Development	Please provide a utility capacity letter from the City of Sanford.	Unresolved
40.	Planning and Development	Please provide a separate legal description as a pdf document.	Unresolved
41.	Planning and Development	Based on the East Lake Mary Study, the Future Land Use of HIP-AP, and feedback from airport staff, staff would not support a PD Rezone to allow for all M-1A permitted uses. Staff would, however, support a PD Rezone to limit the permitted uses through the Amendment to the Planned Development to allow for more compatible uses on site for example, industrial parks, warehouses, corporate business parks, office	Unresolved

		complexes, commercial development, and/or mixed-use to include retail.	
42.	Planning and Development	Staff has uploaded the "East Airport Commerce Park" from the East Lake Mary Study and the HIP-AP section from the Seminole County Comprehensive Plan into the resources folder.	Info Only
43.	Planning and Development	At the time of the Final Development Plan as an Engineered Site Plan, the Developer will be required to provide the form from the FAA (Federal Aviation Administration) 7460-1 Notice of Proposed Construction. This form has been uploaded into the resources folder.	Info Only
44.	Planning and Development	The proposed site will be required to comply with the 14 CFR Part 77.9 https://www.ecfr.gov/current/title-14/chapter-I/subchapter-E/part-77/subpart-B/section-77.9 .	Info Only
45.	Planning and Development	The subject site is contiguous to the City of Sanford, please reach out to the city to discuss pre-annexation.	Info Only
46.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
47.	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
48.	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
49.	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	Info Only

		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"	
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: 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
51.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
52.	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	Info Only
53.	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)	Info Only
54.	Public Works - Engineering	Beardall Avenue right-of-way width is currently 45 feet. It is required to be 50 feet minimum and potentially 70 feet if drainage and/or other improvements are needed. The right-of-way dedication of 5 feet is satisfactory.	Info Only
55.	Public Works - Engineering	A pedestrian concrete sidewalk is required in front of all public rights-of-way. The sidewalk can be construction or a request to pay into the sidewalk fund can be submitted. Please note that if paying into the	Info Only

		fund is selected as an option, the area for the sidewalk has to be provided pad ready.	
56.	Public Works - Engineering	Beardall Avenue is functionally classified as Local Road and was last resurfaced in 1993. The roadway geometry and structure meet the current Seminole County standards. Beardall Avenue is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program.	Info Only
57.	Public Works - Engineering	The proposed project is located within the Lake Jesup Drainage Basin.	Info Only
58.	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 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. If a TIA is required 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
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald
Public Works - Impact Analysis	Review Complete Recommend Approval	William Wharton
Environmental Services	No Review Required	James Van Alstine
Public Works - Engineering	Review Complete Recommend Approval	Vladimir Simonovski
Natural Resources	Approved	Sarah Harttung
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Building Division	No Review Required	Jay Hamm

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
5/29/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Maya
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.html</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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