

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

Comment Document – Initial Submittal

PROJECT NAME:	EAGLE PASS - REZONE	PROJ #: 24-20000007
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	6/06/24	
RELATED NAMES:	Z2024-011	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	20-21-31-5CB-0000-005A+	
NO OF ACRES	9.88	
BCC DISTRICT	1: Bob Dallari	
LOCATION	ON THE WEST SIDE OF W SR 426 AT EAGLE PASS RD	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
LARRY JORDAN EAGLE PASS PROPERTIES, LLC 816 EXECUTIVE DR OVIDO FL 32765 (407) 467-4872 LJORDAN@JORDANHOMESFL.COM	LARRY JORDAN EAGLE PASS PROPERTIES, LLC 816 EXECUTIVE DR OVIDO FL 32765 (407) 467-4872 LJORDAN@JORDANHOMESFL.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	<p>Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.</p>	Info Only
2.	Buffers and CPTED	<p>Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT67LASCBU</p>	Info Only
3.	Buffers and CPTED	<p>Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.</p>	Info Only
4.	Buffers and CPTED	<p>Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.</p>	Info Only
5.	Buffers and CPTED	<p>A full buffer review will be done at time of site plan review.</p>	Info Only
6.	Buffers and CPTED	<p>FOR COM AND IND: 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.</p>	Info Only
7.	Buffers and CPTED	<p>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.</p>	Info Only
8.	Building Division	<p>All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.</p>	Info Only
9.	Building	<p>In accordance with the 8th ed (2023) FBC, Florida</p>	Info Only

	Division	Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	
10.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
11.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
12.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
13.	Comprehensive Planning	The subject property has an Industrial Future Land Use designation. The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is 0.65 floor area ratio.	Info Only
14.	Comprehensive Planning	The proposed zoning of C-3 is compatible with the Industrial Future Land Use designation.	Info Only
15.	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
16.	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
17.	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

18.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
20.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
21.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
22.	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)	Info Only
23.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
24.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
25.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only

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)	Info Only
27.	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
28.	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
29.	Planning and Development	Please provide a separate legal description of the property in a pdf format.	Unresolved
30.	Planning and Development	Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.5.3 - Community Meeting Procedure, before mailing out the surrounding neighbors. 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).	Unresolved
31.	Planning and Development	Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards. Placards shall be a minimum of 24x 36 in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
32.	Planning and Development	The boundary survey shows overhead power lines. The Applicant will be required at the time of Final Engineering to obtain a utility letter from the utility company advising they accept the potential development that is being proposed near the powerlines.	Info Only
33.	Planning and	Community Meeting Procedures Section 30.3.5.3 Prior to	Info Only

	Development	staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.	
34.	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
35.	Public Safety - Fire	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
36.	Public Safety - Fire	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
37.	Public Safety - Fire Marshal	Comment 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
38.	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	Info Only

		Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
39.	Public Safety - Fire Marshal	Site plan for Storage occupancies shall meet NFPA 1, Section 34.5.3.2 for Hydrants. At locations without public hydrants, or where hydrants are not within 250 ft (75 m), private hydrants shall be installed in accordance with Section 13.5.	Info Only
40.	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
41.	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 Concurency 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
42.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development County Modeled 100-year flood plain. The site according to the County Howell Creek Basin Study is almost completely in the flood plain. The flood elevation is currently shown at 41.1' NAVD 88.	Info Only
43.	Public Works - Engineering	Access to the property should be made from Eagle Pass and Chapman Road. Note that Eagle Pass is not to County Standard and is a private easement. There is one or more properties to the west that may have rights to this and access to the west should be maintained unless specific approvals are received from each of those properties. The parcel to the northeast also has rights to Eagle Pass. Connection / Cross access will be required to be addressed to that parcel.	Info Only
44.	Public Works - Engineering	There is a major drainage ditch going through the properties. This ditch will be required to have a drainage easement over the ditch and a 15-foot minimum berm along the side of the ditch.	Info Only
45.	Public Works	A traffic analysis will be required at final engineering.	Info Only

	- Engineering		
46.	Public Works - Engineering	Dedication of additional right-of-way along Chapman Road shall be required prior to plan approval to facilitate the required improvements. This would include addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
47.	Public Works - Engineering	Sidewalks shall be required in accordance with the code along Chapman Road. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. Note that there may be requirements for improvements to the trail crossing at final engineering.	Info Only
48.	Public Works - Engineering	Based on a preliminary review at final engineering, the site has known drainage issues, therefore the site will be required to meet water quality and hold the pre-vs post development volume for the entire 25-year, 24-hour storm event volume onsite.	Info Only
49.	Public Works - Engineering	No specific issues noted with traffic or stormwater. Please see the informational comments below for future requirements.	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	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Environmental Services	Approved	Paul Zimmerman 407-665-2040 pzimmerman@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Natural Resources	No Review Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov
Buffers and CPTED	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
8/8/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie
<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 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.stml</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