

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

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

<b>PROJECT NAME:</b>	<b>HICKMAN INDUSTRIAL STORAGE YARD - PRE-APPLICATION</b>	<b>PROJ #: 25-80000077</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/30/25	
RELATED NAMES:	EP JEFFREY RIVERA	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	20-19-30-5TB-0000-0050+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN INDUSTRIAL BUILDING AND OUTDOOR STORAGE YARD ON 12.37 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF HICKMAN DR, NORTH OF W SR 46	
NO OF ACRES	12.37	
BCC DISTRICT	5: HERR	
CURRENT ZONING	M-1	
LOCATION	ON THE WEST SIDE OF HICKMAN DR, NORTH OF W SR 46	
FUTURE LAND USE-	IND	
<b>APPLICANT:</b>		<b>CONSULTANT:</b>
RAY WILLIAMS LINDER INDUSTRIAL MACHINERY CO 6515 CHAPEL HILL RD RALEIGH NC 37607 (919) 698-2704 RAY.WILLIAMS@LINDER.COM		JEFFREY RIVERA KIMLEY-HORN & ASSOCIATES 6876 MARWICK LN STE 350 ORLANDO FL 32827 (407) 459-8117 JEFFREY.RIVERA@KIMLEY-HORN.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](#).

- The subject property has a Future Land Use designation of Industrial and a M-1 (Industrial) zoning classification.
- The proposed office, warehouse, service shop, and showroom uses are permitted in the M-1current Zoning District.

The image displays two side-by-side maps of an industrial area in San Jose, California. The left map shows the current zoning, with the subject property (48.0) zoned M-1A. The right map shows the proposed zoning change to M-1A, which is already the case. The maps include street names like James Wesley Ln and Highway 101, and various lot numbers and zoning codes.



### AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	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.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP</a>	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
5.	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.	Info Only
6.	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.	Info Only
7.	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
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. This size S1 building will require sprinkler system.	Info Only
9.	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
10.	Comprehensive Planning	Future Land Use of IND with maximum FAR (Floor area ratio) of 0.65.	Info Only
11.	Comprehensive Planning	Future Land Use Policy FLU 5.3.4 Industrial allows the following: Uses A Light manufacturing industry; Based on this, the proposed use appears consistent the IND Future Land Use. The use will need to also be allowable in the underlying zoning.	Info Only

12.	Comprehensive Planning	Site is located in the Sanford JPA (Joint Planning Area) sub area 8. Review and comments will be coordinated with the City of Sanford.	Info Only
13.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
14.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water line running along the west side of Hickman Dr that extends north into parcel 20-19-30-5TB-0000-0050 for ~375 ft and then 90 degree bends to the east through the property line with parcel 16-19-30-5AC-0000-0480.	Info Only
15.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a gravity 8" PVC sanitary sewer line and manhole near the southern property line of parcel 20-19-30-5TB-0000-0050.	Info Only
16.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
17.	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: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml</a> . 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.	Info Only
18.	Environmental Services	This development may be required to install an appropriate wastewater pretreatment system and to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate due to the proposed industrial use which has the potential to generate hazardous wastewater. You may contact the Seminole County Industrial Pretreatment Program by email at <a href="mailto:industrialpretreatment@seminolecountyfl.gov">industrialpretreatment@seminolecountyfl.gov</a> or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development.	Info Only
19.	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
20.	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	Info Only

		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.	
21.	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)	Info Only
22.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	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)	Info Only
25.	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)	Info Only
26.	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
27.	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 one (1) to one (1) toward meeting the total replacement requirement.	Info Only
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)	Info Only
29.	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
30.	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.	Info Only

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)	Info Only
32.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
33.	Planning and Development	The subject property has a Future Land Use designation of Industrial and a M-1 (Industrial) zoning classification.	Info Only
34.	Planning and Development	The proposed uses of office, warehouse, service shop, and showroom are permitted in the current M-1 zoning district.	Info Only
35.	Planning and Development	The proposed project is subject to Site Plan Review and approval Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a>	Info Only
36.	Planning and Development	The minimum required building setbacks for the M-1 zoning district are: Fifty (50) Front Yard, Ten (10) Rear yard, Ten (10) Side Yard, Ten (10) Side Street.	Info Only
37.	Planning and Development	The minimum open space requirement in the M-1 zoning district is twenty-five (25) percent.	Info Only
38.	Planning and Development	The maximum building height in the M-1 zoning district is thirty-five (35) feet.	Info Only
39.	Planning and Development	Parking and landscaping requirements can be found in SCLDC at the link below. Parking requirements for the subject uses are:  Office* - four (4) spaces / one thousand (1,000) sq. ft.  Retail* - four (4) spaces / one thousand (1,000) sq. ft.  Warehouse - one (1) space / two (2) employees, Plus one (1) space / company vehicle  Service Shop- one (1) space / two (2) employees, Plus one (1) space / company vehicle  *Above ten thousand (10,000) sq. ft. there is a reduction to three (3) spaces / on thousand 1,000 sq. ft.	Info Only

		<a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE</a>	
40.	Planning and Development	<p>Per Sec. 30.11.1.1 Minimum parking with adequate provisions for ingress and egress shall be provided at the time of the erection of any main building or structure or at the time any main building is enlarged or increased in capacity by adding dwelling units, guest rooms or floor areas, in accordance with the requirements of this Section.</p> <p>30.11.1.2 In addition to the above instance, bicycle parking shall be brought into compliance with this Part at the time of any change of use or substantial rehabilitation of a building requiring a building permit.</p> <p>Please refer to Sec. 30.11.7.4 Quantity of Bicycle Parking Required.</p> <p>Table 11.7A: Minimum Number of Bicycle Parking Spaces Required</p> <p>General Business / Retail: Long-Term: 1:25,000sf, Short-Term: 1:7,500 sf (minimum 4)</p> <p>Office: Long-Term: Long-Term: 1:15,000 sf, Short-Term: 1:25,000 sf (minimum 4)</p> <p>Manufacturing Concerns and Warehouses: Long-Term: 1:30,000 sf, Short-Term: 4 spaces plus 1:50,000 sf Sec. 30.11.1. - Applicability.</p>	
41.	Planning and Development	Per Sec. 30.15.1 - All commercial, office, industrial and multi-family development shall comply with the following exterior lighting requirements: A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.	Info Only
42.	Planning and Development	Per Sec. 30.15.1 (b)(3) - Lighting on industrial zoned properties (except that located within two hundred (200) feet of residential property) shall consist of cut-off fixtures mounted no higher than twenty-five (25) feet.	Info Only
43.	Planning and Development	Per Sec. 30.4.21.2 Enclosed buildings and outside storage. All uses shall be maintained within an enclosed permanent building and any outside storage shall be in an area screened from view from adjacent property.	Info Only
44.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
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.	Info Only
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	Info Only
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	Info Only

		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 Works - Engineering	Library Comment The proposed project is located within the Lake Monroe drainage basin.	Info Only
49.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
50.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event. There are known downstream issues. The site will have to attenuate the volume for the same design storm.	Info Only
51.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
52.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to FDOT.	Info Only
53.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The current layout does not appear to address drainage. Staff is not aware that this site is part of an existing drainage system and or has a separate drainage system. A retention pond will be required for the site.	Info Only
54.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
55.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
56.	Public Works -	The roadway geometry meets County standards. The	Info Only

	Engineering	roadway structure meets County standards.	
57.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
58.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for this project if the trip generation for the proposed uses generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's 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. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas (407) 665-7388 mathanas@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	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407) 665-5730 wwhartonr@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](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>