

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

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

PROJECT NAME:	ATLANTIC PIPE FACILITY - PRE-APPLICATION	PROJ #: 25-80000142
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/19/25	
RELATED NAMES:	BRYAN POTTS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-19-30-5AC-0000-0300+++	
PROJECT DESCRIPTION	PROPOSED REZONE AND SITE PLAN FOR AN OFFICE AND WAREHOUSE BUILDINGS ON 5.79 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF US HWY 17-92, SOUTHEAST OF I-4	
NO OF ACRES	5.79	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	WEST OF US HWY 17-92, SOUTHEAST OF I-4	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KEITH CARSON ATLANTIC PIPE SERVICES 1420 MARTIN LUTHER KING JR BLVD SANFORD FL 3277 (407) 792-13601 KCARSON@ATLANTICPIPE.US	BRYAN POTTS TANNATH DESIGN INC 2494 ROSE SPRING DR ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.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.**

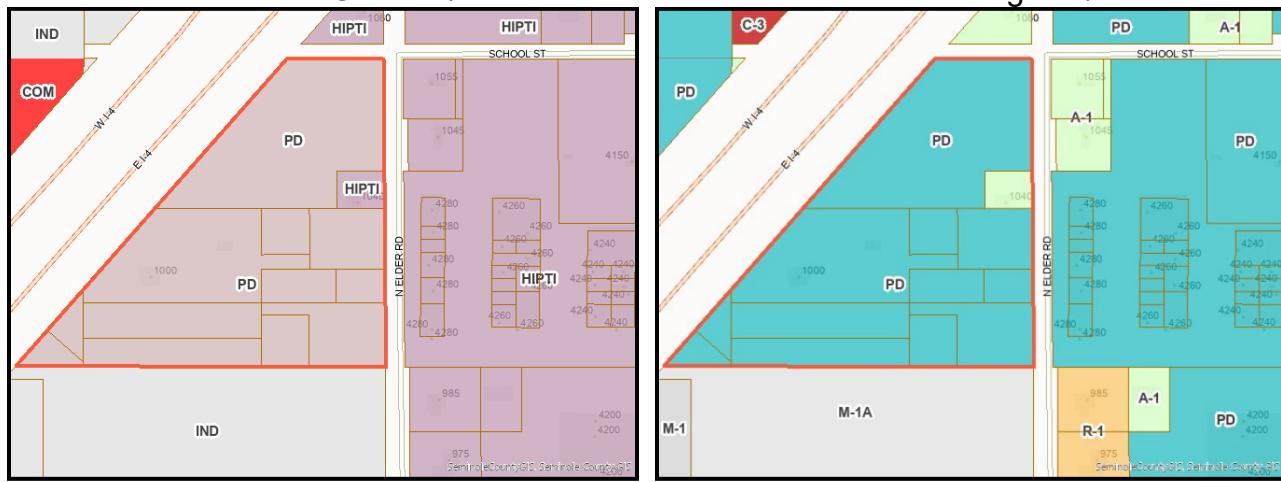
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of High-Intensity Planned Development Target Industry and Planned Development. The subject property has a zoning designation of PD (Planned Development) and A-1 (Agriculture).
- Majority of the parcels in this request are located in the I-4 Commercial Elder Road PD. One parcel in the request has a different Future Land Use and Zoning district. Because of this, a Rezone and Future and Use amendment will be required.
- Based on the trend of development in the area, a Future Land Use of PD or HIPTI would be supported.

## PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: PD/HIPTI      Zoning: PD/A-1



Aerial



## AGENCY/DEPARTMENT COMMENTS

REVIEWED BY	TYPE	STATUS
1. Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
2. Buffers and CPTED	A full buffer review will be done at time of site plan or rezone (if rezoning to a PD). Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. Based on preliminary evaluation of the proposal, no buffers will be required.	Info Only
3. Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>	Info Only
4. Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a>  The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a>	Info Only
5. Buffers and CPTED	For reference in calculating buffers, N Elder Road is considered a local road and I-4 is considered an arterial road. The land use intensity calculated for this site will yield a buffer against the two roadways.	Info Only
6. Building Division	- Standard building permitting will apply. - Each separate building and/ or structure will require a separate permit. Example: each building, stand-alone structure, fence/ gate system, access control, dumpster enclosure, retaining wall, etc...	Info Only
7. Building Division	- Depending on final building design and actual occupancy types, it is possible that a fire sprinkler system, and/ or fire alarm system may be required in certain buildings.	Info Only
8. Comprehensive Planning	Requirements for the HIPTI (High Intensity Planned Development - Target Industry) FLU are included in the FLU Exhibit - 36 section of the Comprehensive Plan Exhibits as well as Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards. Industry uses may include those listed in FLU Exhibit - 36. Please reference this here:	Info Only

		<a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/flu-exhibit-final.pdf?sfvrsn=3f8dfb18_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/flu-exhibit-final.pdf?sfvrsn=3f8dfb18_3</a> The North I-4 Corridor HIP-TI Area is comprised of all HIPTI designated lands in the northwest area of the County (see Exhibit FLU: Hip Target Areas).	
9.	Comprehensive Planning	<p>Note that this site is within an area east of I-4, north of SR 46, and not within a 1/2 mile radius of the SunRail station, therefore it is able to have additional uses within the HIP-TI FLU, per Policy FLU 4.5.3(6): 6</p> <p>In addition, for those parcels located east of I-4 and north of State Road 46, and not included within a ½ mile radius of the SunRail station and not within the Urban Centers and Corridors Overlay District, the following additional uses are allowed:</p> <ul style="list-style-type: none"> <li>- Manufacturing, distribution, industrial and rail dependent uses located in the Rand Yard area;</li> <li>- Automobile repair shops;</li> <li>- Automobile sales;</li> <li>- Distribution and terminals;</li> <li>- Durable goods and surgical supply manufacture;</li> <li>- General office and compatible commercial uses, including retail sales operations;</li> <li>- Light manufacturing and compatible industrial uses;</li> <li>- Lumberyards and machinery sales;</li> <li>- Medical clinics;</li> <li>- Paint and body shops;</li> <li>- Publishing plants;</li> <li>- Showroom warehouses;</li> <li>- Trade shops and trade schools, including health care related trade schools;</li> <li>- Universities and colleges;</li> <li>- Warehousing;</li> <li>- Wholesale greenhouses;</li> <li>and - Other similar uses. Special exception uses such as utilities, service stations, nursing homes, heliports and helipads may also be allowed. Allowable uses must also be consistent with underlying zoning as well as Future Land Use.</li> </ul>	Info Only
10.	Comprehensive Planning	Note OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
11.	Comprehensive Planning	The proposed industrial uses appear to be compatible with the HIP-TI Future Land Use designations. Site must be compatible with Future Land Use and underlying zoning requirements.	Info Only
12.	Comprehensive Planning	Portion of the Site has HIPTI Future Land Use and majority of site has PD zoning associated with "I-4 Commercial/Sry Elder Road, LLC" PD with Final Development Plan in 2017.	Info Only
13.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" ductile iron potable water main running along the east side of N Elder Road.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect. There is an 8" PVC force main running along the centerline of N Elder Road. The developer would have to build a private pump station to	Info Only

		pressurize the sanitary sewer discharge to connect to our force main system.	
15.	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
16.	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
17.	Natural Resources	There are no wetlands indicated on this parcel according to our Seminole County Maps. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
18.	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
19.	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
20.	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
21.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	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

24.	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
25.	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
26.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. 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 a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
29.	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
30.	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
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	INFORMATIONAL: 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	Info Only

		County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	
33.	Planning and Development	The property with parcel ID 16-19-30-5AC-0000-030J has a future land use of HIP-TI and a zoning designation of A-1, Agriculture. The other parcels included in this request have a PD future land use and PD zoning. These properties are part of the I-4 Commercial Planned Development.	Info Only
34.	Planning and Development	The project as proposed will require a land use amendment and rezone in order to be developed as a unified property and to reinstate any zoning entitlements.	Info Only
35.	Planning and Development	PD is the required zoning district for a Future Land Use of PD and HIPTI.	Info Only
36.	Planning and Development	<p>The following steps will be required in order to pursue the proposed development:</p> <p>1st step- Approval of the Future Land Use Amendment and PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&amp;Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). Steps 2 &amp; 3 may be submitted concurrently; however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.</p> <p>3rd Step- Approval of Final Engineering Plans. This may be submitted in step 2 as the FDP.</p>	Info Only
37.	Planning and Development	<p>In pursuing a PD Rezone, per Sec. 30.8.5.3 (d) – the Applicant is required to provide a narrative on how the proposed development addresses the following:</p> <ol style="list-style-type: none"> <li>(1) How the proposed development addresses the goals of the Comprehensive Plan.</li> <li>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</li> <li>(3) How the proposed development provides an innovative approach to land development.</li> <li>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</li> </ol> <p>Additionally, the Applicant would be required to address how the proposed development would result in providing greater benefits in this narrative: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be</p>	Info Only

		<p>reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ul style="list-style-type: none"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per household.</li> <li>(6) Transit-oriented development.</li> <li>(7) Provision of new multimodal connectivity.</li> <li>(8) Innovation in water or energy conservation.</li> <li>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ul>	
38.	Planning and Development	<p>Any proposed development under the PD ordinance must address the following goals:</p> <ul style="list-style-type: none"> <li>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</li> <li>(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.</li> </ul>	Info Only
39.	Planning and Development	<p>All proposed land use amendments shall address the following criteria:</p> <p>Standards of Review – Category I</p> <p>A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.</p> <p>B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.</p> <p>C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.</p> <p>D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).</p> <p>E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses.</p> <p>F Whether the proposed use furthers the public interest by providing or enabling the provision of:</p>	Info Only

		<p>1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use);</p> <p>2 Dedications or contributions in excess of Land Development Code requirements (applicable to Future Land Use);</p> <p>3 A range of attainable housing opportunities and choices, including affordable or workforce housing;</p> <p>4 Economic development (enabling higher paying jobs);</p> <p>5 Reduction in transportation impacts on area-wide roads;</p> <p>6 Mass transit and a variety of transportation choices; or</p> <p>7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)</p>	PD
40.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> <li>Prior to staff scheduling the required public hearings associated with the Land Use Amendment/Rezone, 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.</li> <li>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. 30.3.4.2(e) - 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).</li> </ul>	Info Only
41.	Planning and Development	<p>Sec. 30.3.4: 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 24"x 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</p>	Info Only

		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.	
42.	Planning and Development	<p>Required open space is twenty-five (25) percent. Open space shall be subject to the following provisions:</p> <p>30.14.2.2 Nonresidential Open Space.</p> <p>(a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources.</p> <p>(b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.</p> <p>(c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association.</p> <p>(d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:</p> <ul style="list-style-type: none"> <li>(1) The pond shall be sodded or dressed with equivalent ground cover; and</li> <li>(2) The pond shall be accessible to all employees and visitors and 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.</li> <li>(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</li> <li>(4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.</li> </ul>	Info Only
43.	Planning and Development	The proposed project is subject to Site Plan Review 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.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
44.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1 <a href="https://library.municode.com/fl/seminole_county/codes/land_dev">https://library.municode.com/fl/seminole_county/codes/land_dev</a>	Info Only

		<a href="#">elopment_code?nodeId=SECOLADECO_CH30ZORE_PT15OU_LIRE</a> )	
45.	Planning and Development	<p>Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. This type of use (commercial non-retail, and/or warehouse) would warrant:</p> <p>One (1) spaces per two (2) employees, plus one (1) space per company vehicle.</p> <p>Please also see Sec. 30.11.6 for design.</p> <ul style="list-style-type: none"> <li>Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18).</li> <li>A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet.</li> </ul>	Info Only
46.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements.	Info Only
47.	Planning and Development	These parcels will need to be combined to develop it as a unified site, otherwise all setbacks would apply to each parcel individually.	Info Only
48.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
49.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
50.	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 18.2.3.4	Info Only
51.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
52.	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. 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	Info Only
53.	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,	Info Only

		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 212 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6 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	
54.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Info Only
55.	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 (Section 18.2.3.2.2 NFPA 1)	Info Only
56.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained class soils.	Info Only
58.	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 deficiencies downstream. A volumetric retention may be required unless the pipes and flows are shown to handle the additional drainage.	Info Only
59.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
60.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to FDOT ROW or Elder Ditch which also discharges to FDOT ROW. Either path will most likely require an FDOT drainage connection permit or letter of exemption.	Info Only
61.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
62.	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

63.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
64.	Public Works - Engineering	The property is adjacent to Elder Road which is classified as local substandard road. Elder Road is not currently programmed to be improved according to the County 5-year Capital Improvement Program. Please note that this road is not to County Standard and may be slightly outside the ROW on the east side. The roadway will have to be widened and be fully in the public ROW. Additional ROW will be required.	Info Only
65.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure may not meet County standards.	Info Only
66.	Public Works - Engineering	Dedication of additional right-of-way 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
67.	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
68.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site 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 using EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### **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/>

### **Seminole County Property Appraiser Maps:**

<https://map.scpafl.org/>

### **Seminole County Wetland Information:**

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

### **Wekiva Consistency form:**

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

### **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>	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### **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>