

**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>MLK BLVD INDUSTRIAL - PRE-APPLICATION</b>	<b>PROJ #: 25-8000037</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/24/25	
RELATED NAMES:	EP MARCUS GEIGER	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	27-19-30-300-002A-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR TWO INDUSTRIAL BUILDINGS ON 1.18 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF MLK JR BLVD, NORTH OF ST JOHNS PKWY	
NO OF ACRES	1.18	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF MLK JR BLVD, NORTH OF ST JOHNS PKWY	
FUTURE LAND USE-	HIPTI	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
CURRAN DARLING DISTRIBUTION REALTY GROUP 6247 BROOKSIDE BLVD STE 244 KANSAS CITY MO 64113 (913) 579-7008 CDARLING@DISTRIBUTIONREALTY.COM	MARCUS GEIGER KIMLEY-HORN & ASSOCIATES 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 898-1511 MARCUS.GEIGER@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.

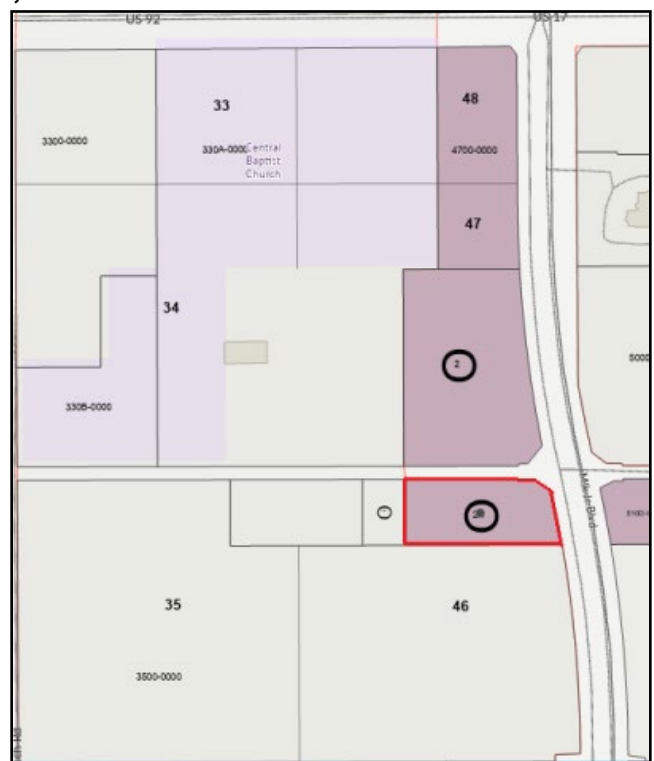
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of High Intensity Planned Development-Target Industry (HIP-TI) and an A-1 (Agriculture) Zoning designation.
- Staff recommends the Applicant reach out to the City of Sanford to discuss the potential annexation of the subject property, as well as the right-of-way extending from the west side of MLK Boulevard approximately one-half (0.5) mile west along 5th Street to Aero Lane. For coordination and further information, the Applicant should contact the City of Sanford at (407) 688-5140.



## PROJECT AREA ZONING, FUTURE LAND USE, AND AERIAL MAPS





### AGENCY/DEPARTMENT COMMENTS

	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:  <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></p>	Info Only
3.	Building Division	<p>Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.</p>	Info Only
4.	Building Division	<p>Type of use and size of building may require fire sprinklers and fire alarms.</p>	Info Only

5.	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
6.	Building Division	NOTE: Please use 2023 FBC Table 506.2 to ensure allowable areas are met. It might be necessary to include horizontal exits to reduce "building" size to meet the allowances in the table. This is dependent on the intended use of space/occupancy classification.	Info Only
7.	Comprehensive Planning	Future Land Use of HIPTI, Comprehensive Plan Policy 4.5.3: Site is within the North I-4 Corridor HIP-TI Area and would be required to rezone to PD per: Policy 4.5.3 (B) Compatibility Guidelines Target Industries must use compatibility guidelines as identified during the Planned Development zoning approval process intended to protect existing adjacent residential communities	Info Only
8.	Comprehensive Planning	Property will need to be annexed into the City of Sanford (Sanford Planning Phone number 407.688.5140)	Info Only
9.	Comprehensive Planning	Site is located in the Sanford Joint Planning Area within the Planning sub-area 8 per the 2015 JPA. Per the Sanford Joint Planning Agreement for sites located in the Planning Sub-Area 8 (East of I-4): "The City has amended its Comprehensive Plan to require PD zoning in this area. All lands in this area annexed by the City subsequent to the JPA have received land use designations of Westside Industry Commerce, one of the City's equivalent designations to HIP-TI."	Info Only
10.	Comprehensive Planning	Per the Sanford JPA, Exhibit C, sites located in Planning Sub Area 8: "This area should be reserved for target industry and SunRail supporting development as there is limited vacant acreage available on which target industry will site. Single-family and low or medium density residential developments are not compatible within this area."	Info Only
11.	Comprehensive Planning	Site is located within the North I-4 Target area (Industrial). There is a maximum FAR of 1.5. Project must be consistent with Future Land Use Exhibit 36. This exhibit outlines the only allowable uses.	Info Only
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
13.	Planning and Development	The subject property has a Future Land Use designation of High Intensity Planned Development- Target Industry (HIP--TI) and an A-1 (Agriculture) zoning designation.	Info Only
14.	Planning and Development	Staff recommends the Applicant reach out to the City of Sanford to discuss the potential annexation of the subject property, as well as the city-maintained right-of-way extending from the west side of MLK Boulevard approximately one-half (0.5) mile west along 5th Street to Aero Lane. For coordination and further information, the Applicant should contact the City of Sanford at (407) 688-5140.	Info Only
15.	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	Info Only

		<p>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 &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	
16.	Planning and Development	<p>If the subject site were to be developed within unincorporated Seminole County a PD Rezone would be required. A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning &amp; Zoning Commission followed by a public hearing with the Board of County Commissioners. Approval for a planned development is obtained through a two-step process:</p> <ul style="list-style-type: none"> <li>• <b>1st step</b> is approval of the PD Rezone, which includes the Master Development Plan (MDP). This involves a public hearing with Planning &amp; Zoning (P&amp;Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines.</li> <li>• <b>2nd step</b> is approval of the Final Development Plan (FDP) as an Engineered Site plan, which is approved on a staff level.</li> </ul> <p>Information on PD Rezoning can be found at:  <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</a></p>	Info Only
17.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet.  <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a></p>	Info Only
18.	Planning and Development	<p>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:  <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a></p>	Info Only
19.	Public Safety - Fire Marshal	<p>Type of use and size of building may require fire sprinklers and fire alarms.</p>	Info Only
20.	Public Safety - Fire Marshal	<p>Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p>	Info Only
21.	Public Safety - Fire Marshal	<p>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</p>	Info Only
22.	Public Safety - Fire Marshal	<p>"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</p>	Info Only

		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 Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
23.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
24.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
25.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. If a viable outfall is determined additional rate and volume may be allowed to discharge to the County system.	Info Only
26.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to be pretty flat the general area does ultimately seem to drain to the northeast.	Info Only
27.	Public Works - Engineering	Based on a preliminary review, the site does not appear to have a viable outfall.	Info Only
28.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
29.	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
30.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
31.	Public Works - Engineering	The property is adjacent to MLK boulevard and 5th Street which are classified as an urban minor arterial and local road respectively. MLK boulevard and 5th Street are not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
32.	Public Works - Engineering	The left turn lane may need to be extended based on the overall development size. A right turn lane may be required.	Info Only

33.	Public Works - Engineering	Library Comment The roadway geometry on 5th Street does not meet County standards. The roadway structure on 5th Street does not meet County standards. The road will have to be built to a 24' heavy commercial standard based on the proposed use.	Info Only
34.	Public Works - Engineering	Traffic signal modifications are required.	Info Only
35.	Public Works - Engineering	Note that if the project gets annexed into the City of Sanford a ROW use permit will most likely still be required. If this does happen then all drainage and roadway comments would still need to be addressed.	Info Only
36.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
37.	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
38.	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.	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	David German (407) 665-7386 dgerman@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) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407)665-5730 wwarton@seminolecountyfl.gov

## RESOURCE INFORMATION

### Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

### Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

### Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

### Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](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>