

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

|                                                                                                                               |                                                                                                                                                       |                            |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>PROJECT NAME:</b>                                                                                                          | <b>GOODWILL WEST SANFORD - PRE-APPLICATION</b>                                                                                                        | <b>PROJ #: 26-80000092</b> |
| APPLICATION FOR:                                                                                                              | DR - PRE-APPLICATION DRC                                                                                                                              |                            |
| APPLICATION DATE:                                                                                                             | 7/29/26                                                                                                                                               |                            |
| RELATED NAMES:                                                                                                                | EP DAVID BEYER                                                                                                                                        |                            |
| PROJECT MANAGER:                                                                                                              | KAITLYN APGAR (407) 665-7377                                                                                                                          |                            |
| PARCEL ID NO.:                                                                                                                | 28-19-30-5NQ-0000-0050                                                                                                                                |                            |
| PROJECT DESCRIPTION                                                                                                           | PROPOSED SITE PLAN TO DEMO LOADING DOCK FOR A NEW ONE ON 3.51 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 46, WEST OF RINEHART RD |                            |
| NO OF ACRES                                                                                                                   | 3.51                                                                                                                                                  |                            |
| BCC DISTRICT                                                                                                                  | 5: HERR                                                                                                                                               |                            |
| CURRENT ZONING                                                                                                                | PD                                                                                                                                                    |                            |
| LOCATION                                                                                                                      | ON THE NORTH SIDE OF SR 46, WEST OF RINEHART RD                                                                                                       |                            |
| FUTURE LAND USE-                                                                                                              | HIPTI                                                                                                                                                 |                            |
| SEWER UTILITY                                                                                                                 | SEMINOLE COUNTY UTILITIES                                                                                                                             |                            |
| WATER UTILITY                                                                                                                 | SEMINOLE COUNTY UTILITIES                                                                                                                             |                            |
| <b>APPLICANT:</b>                                                                                                             | <b>CONSULTANT:</b>                                                                                                                                    |                            |
| LARRY GABOURY<br>GOODWILL INDUSTRIES OF CENTRAL<br>FLORIDA<br>7531 S ORANGE BLOSSOM TRL<br>ORLANDO FL 32809<br>(407) 335-5029 | DAVID BEYER<br>THE S/L/A/M COLLABORATIVE INC<br>150 N ORANGE AVE STE 420<br>ORLANDO FL 32801<br>(407) 992-6323                                        |                            |

**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.**

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

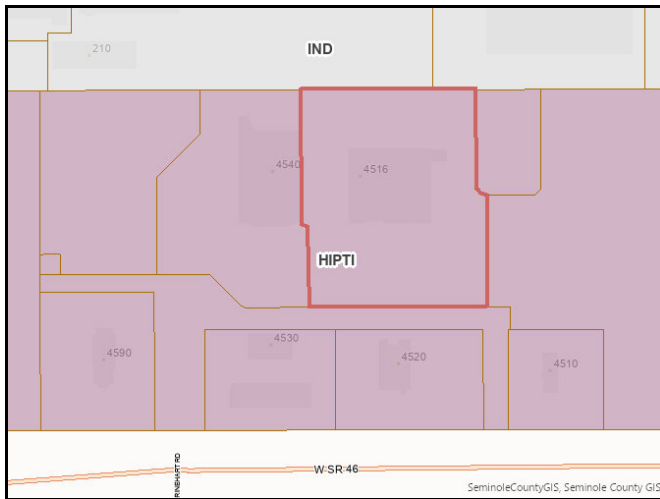
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

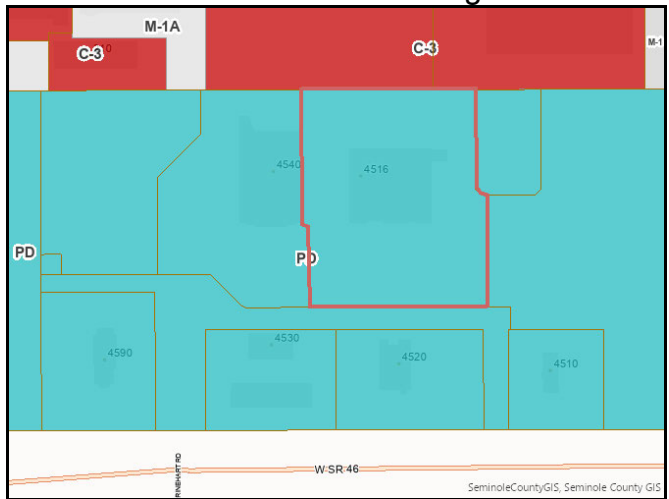
- The subject property has a Future Land Use designation of Higher Intensity Planned Development Transitional and is zoned PD (Planned Development).
- This property is located within Parcel E of the ZOM Interstate Planned Development and is subject to all conditions of the approved Development Order and Developer's Commitment Agreements (and subsequent addenda).
- The proposed improvements will require a Site Plan application.

## PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: HIPTI



Zoning: PD



Aerial



## AGENCY/DEPARTMENT COMMENTS

|    | REVIEWED BY       | TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                            | STATUS    |
|----|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. | Buffers and CPTED | All buffers existing should be in compliance with the ZOM Seminole Interstate PD.                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 2. | Buffers and CPTED | All parking lot landscaping should be in compliance with SCLDC Sec. 30.14.13. - Parking lot landscaping. A total planting area of thirty (30) square feet per parking space shall be required. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. | Info Only |
| 3. | Buffers and CPTED | Based on the scope of the work, it does not appear any landscaping is affected. Please ensure the irrigation timer that is installed in this area is maintained and connected. The approved site plan for the site requires interior landscaping to cover 10% of parking area and one (1) tree every 200 sq ft.                                                                                                                                                 | Info Only |
| 4. | Building Division | - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...                                                                                                                                                                                                                       | Info Only |
| 5. | Building Division | - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...                                                                                                                                                                                                                       | Info Only |
| 6. | Building Division | - Separate demolition permits are required for the demolition of each existing structure.                                                                                                                                                                                                                                                                                                                                                                       | Info Only |
| 7. | Building Division | - Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.                                                                                                                                                                                                                                                                                                                                           | Info Only |
| 8. | Building Division | - All site alterations and upgrades must comply with the Florida Accessibility Code.                                                                                                                                                                                                                                                                                                                                                                            | Info Only |

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| 9.  | Building Division        | All site alterations and upgrades must comply with the Florida Accessibility Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| 10. | Comprehensive Planning   | Proposed site has a Future Land Use of HIPTI. See Comprehensive Plan "Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards" for more information. Any modification to the site needs to be consistent with the PD requirements or an amendment to the PD may be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Info Only |
| 11. | Environmental Services   | Seminole County Utilities has no objection to the proposed loading dock as no utility work is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |
| 12. | Natural Resources        | No Review Required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Info Only |
| 13. | 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:<br><a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development:<br><a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a> | Info Only |
| 14. | Planning and Development | The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at:<br><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 |

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| 15. | Planning and Development     | Please advise, these comments refer to the Seminole County Land Development Code (SCLDC) update as approved via Ordinance 2026-12, effective as of August 1st, 2026. The ordinance can be found at the following link: <a href="https://seminolecountyfl.legistar.com/View.ashx?M=F&amp;ID=15674243&amp;GUID=D31D3BCD-22D6-4645-9618-189634B7CDAD">https://seminolecountyfl.legistar.com/View.ashx?M=F&amp;ID=15674243&amp;GUID=D31D3BCD-22D6-4645-9618-189634B7CDAD</a> | Info Only |
| 16. | Planning and Development     | This property is located within the ZOM Interstate Planned Development. Any development on this parcel is subject to the provisions contained within DO #96-006 and DCA #96-009 as well as subsequent addenda (1 and 2). The subject property is located within Parcel E as depicted on the approved Master Development Plan.                                                                                                                                            | Info Only |
| 17. | Planning and Development     | Required building setbacks per the ZOM Interstate PD are as follows: Front yard- twenty-five (25) feet Side yard- zero (0) feet Rear yard- ten (10) feet                                                                                                                                                                                                                                                                                                                 | Info Only |
| 18. | Planning and Development     | Open space in parcel E is required to be 3.18 acres. The overall PD should maintain twenty-five (25) percent open space. While transfers from parcels can occur during Site Plan in accordance with the DCA, open space upon any parcel shall not be less than ten (10) percent of the gross area. It will be required to show compliance with overall open space at time of Site Plan.                                                                                  | Info Only |
| 19. | Planning and Development     | Maximum building height is thirty-five (35) feet.                                                                                                                                                                                                                                                                                                                                                                                                                        | Info Only |
| 20. | Planning and Development     | Please advise, outdoor lighting proposed will require a separate permit. The maximum height for light poles per the approved DCA is twenty (20) feet from grade and should be directed away from any residential properties. Please also note, the footcandle value at property line shall not exceed 0.5.                                                                                                                                                               | Info Only |
| 21. | Planning and Development     | The maximum building size across Parcel E (containing lots 5A and 5B) is 149,410 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |
| 22. | Public Safety - Fire Marshal | This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1                                                                                                                                                                                                                                                                                                                                                                  | Info Only |
| 23. | Public Safety - Fire Marshal | Adequate water supply with fire flow calculations for fire protection (fire hydrants) may be required per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.                                                                                                                                                                                                                                  | Info Only |

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| 24. | Public Safety -<br>Fire Marshal | <p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <p>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 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</p> | Info Only |
| 25. | Public Safety -<br>Fire Marshal | <p>Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.5.2 (2021). Verify that stabilized road can hold 39 tons.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 26. | Public Safety -<br>Fire Marshal | <p>Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1)</p> <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |

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| 27. | Public Safety -<br>Fire Marshal | Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.5.2 (2021). Verify that stabilized road can hold 39 tons.                                                                                                                                                                                                                                                                                          | Info Only |
| 28. | Public Safety -<br>Fire Marshal | Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1)<br>Fire Truck Parameters: Pierce Arrow XT<br>Chassis Aerial Platform 100 Inside Cramp<br>Angle: 40 Degrees Axle Track: 82.92 inches<br>Wheel Offset: 5.30 inches Tread Width: 17.5 inches<br>Chassis Overhang: 68.99 inches<br>Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches<br>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 |
| 29. | Public Works -<br>Engineering   | Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 30. | Public Works -<br>Engineering   | Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 31. | Public Works -<br>Engineering   | The proposed project is located within the Lake Monroe (L-S Canal) drainage basin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Info Only |
| 32. | Public Works -<br>Engineering   | Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 33. | Public Works -<br>Engineering   | Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.                                                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |
| 34. | Public Works -<br>Engineering   | Based on 1 ft. contours, the topography of the site appears to slope north.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info Only |
| 35. | Public Works -<br>Engineering   | Based on a preliminary review, the site appears to outfall to Power CT Outfall Canal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 36. | Public Works -<br>Engineering   | Based on a preliminary review, the site appears to outfall to Power CT Outfall Canal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 37. | Public Works -<br>Engineering   | A detailed drainage analysis will be required at final engineering if any additional impervious is proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only |

|            |                                |                                                                                                                                                                                      |           |
|------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>38.</b> | Public Works - Engineering     | A FEMA LOMR (Letter Of Map Revision) may be required if any changes to the floodplain are made. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a> | Info Only |
| <b>39.</b> | Public Works - Impact Analysis | No Review Required.                                                                                                                                                                  | 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               | Daniel Losada       | dlosada@seminolecountyfl.gov    | 407-665-7468 |
| Comprehensive Planning          | David German        | dgerman@seminolecountyfl.gov    | 407-665-7386 |
| Environmental - Impact Analysis | Becky Noggle        | bnoggle@seminolecountyfl.gov    | 407-665-2143 |
| Environmental Services          | Maliha Rahman       | mrahman@seminolecountyfl.gov    | 407-665-2033 |
| Natural Resources               | Christina Seckinger | cseckinger@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       | 407-665-5177 |
| Public Works - Engineering      | Andrew Broxton      | abroxton@seminolecountyfl.gov   | 407-665-0331 |
| Public Works - Impact Analysis  | Arturo Perez        | Aperez07@seminolecountyfl.gov   | 407-665-5716 |
| Public Works – County Surveyor  | Raymond Phillips    | rphillips@seminolecountyfl.gov  | 407-665-5647 |

## 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.stml>

### 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.stml>

### 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>   | (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) 665-3605 | <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>                                             |