

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

PROJECT NAME:	EAGLE PASS CENTER - PRE-APPLICATION	PROJ #: 24-80000047
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/19/24	
RELATED NAMES:	EP LARRY JORDAN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	20-21-31-5CB-0000-006B+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN OFFICE AND TWO STORAGE FACILITIES ON TWO SEPARATE PARCELS IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF EAGLE PASS RD, SOUTH OF W SR 426	
NO OF ACRES	9.88	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF EAGLE PASS RD, WEST OF W SR 426	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
LARRY JORDAN EAGLE PASS PROPERTIES, LLC 816 EXECUTIVE DR OVIDO FL 32765 (407) 467-4872 LJORDAN@JORDANHOMESFL.COM	N/A	

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.

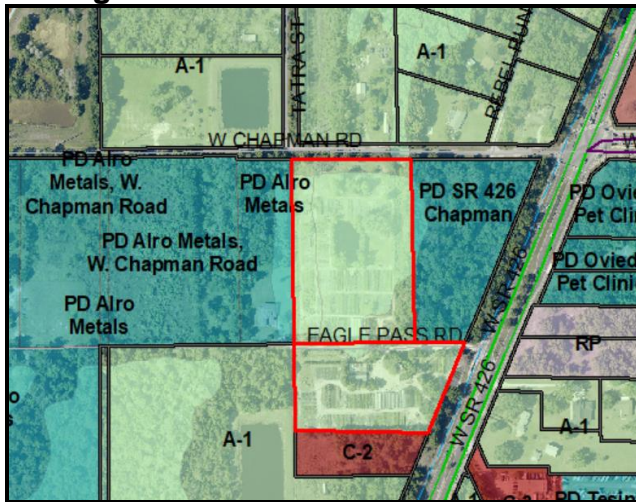
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

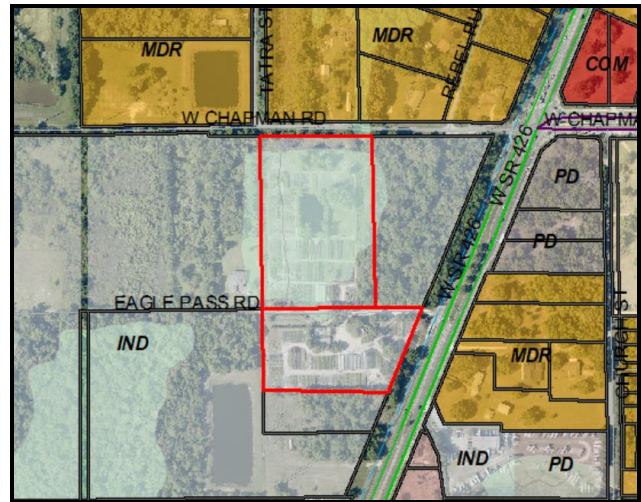
- The subject site has an Industrial Future Land Use and A-1 (Agriculture) zoning.
- The proposed use of a storage facility and office is not permitted under the existing A-1 zoning district. A Rezone to C-3 (Heavy Industrial and Very Light Industrial) is required.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



Floodplain



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C H30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Info Only
4.	Buffers and CPTED	A full review will be done at time of site plan review or at rezone if rezoning to a Planned Development. For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
5.	Buffers and CPTED	Per Sec. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
6.	Buffers and CPTED	Per Sec. 30.1288. - Nuisance bufferyards. Where outdoor storage, exterior equipment operation, or material handling abuts a residential district or is visible from a public right-of-way, an increase in opacity by 0.2 and a berm or evergreen hedge of sufficient height to insure that stored material is not visible shall be required as part of the applicable district boundary or street buffer.	Info Only
7.	Buffers and CPTED	If a PD is proposed: Per Sec. 30.443. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	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
11.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements	Info Only

		that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	
12.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
13.	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.	Info Only
14.	Comprehensive Planning	The future land use for both parcels is Industrial (IND) which allows for a maximum intensity of .65 floor area ratio. The allowable uses consist of warehousing/storage, distribution and terminals, and light manufacturing industry. For a full list of uses please see Seminole County Comprehensive Plan page FLU-151: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf	Info Only
15.	Comprehensive Planning	Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.	Info Only
16.	Environmental Services	The proposed developments are within Seminole County's potable water service area and will be required to connect. There is a 24" PVC potable water main running along the west side of W State Road 426. There is a 30" PVC potable water main running along the north side of W Chapman Road.	Info Only
17.	Environmental Services	The proposed developments are within Seminole County's sanitary sewer service area, but since there are no readily available gravity sewer line nearby, these proposed developments will NOT be required to connect. There is a pressurized 16" PVC force main running along the east side of W State Road 426. The developer would have to build a lift station to pressurize the sanitary sewer discharge to connect to our system. Additionally, since this connection would involve crossing a State Road, a FDOT permit would be required.	Info Only
18.	Environmental Services	The proposed developments are not within any reclaim water service areas so irrigation would be provided by these development's potable water systems or by an alternative irrigation source such as a non-potable irrigation wells.	Info Only

19.	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
20.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
21.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for everyone (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
22.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years with site plan submission. 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
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for everyone (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
25.	Natural Resources	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
26.	Natural Resources	Please provide a tree mitigation table with site plan submission. SCLDC 60.10 (b)(2f)	Info Only
27.	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	Info Only

		departments or agencies. SCLDC 60.10(d)	
28.	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
29.	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
30.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
31.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
32.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
33.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
34.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
35.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
36.	Planning and Development	The subject site has an existing Industrial Future Land Use designation and an A-1 (Agriculture) zoning classification.	Info Only
37.	Planning and Development	The proposed use of a storage facility and office is not permitted under the existing A-1 zoning district. A Rezone to C-3 (Heavy Industrial and Very Light Industrial) is required.	Info Only

38.	Planning and Development	Self-Storage and office are a permitted use in the C-3 (Heavy Industrial and Very Light Industrial) zoning district. Outdoor Storage shall be permitted only in an enclosed or fenced area.	Info Only
39.	Planning and Development	A Rezone may take between 4-5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Info Only
40.	Planning and Development	Community Meeting Procedures Section 30.49. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). The flyer is required to be mailed out a minimum of fifteen (15) days prior to the scheduled community meeting and the community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.	Info Only
41.	Planning and Development	Seminole County Land Development (SCLDC) defines self-storage as: Self Storage Facility: Establishment primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods.	Info Only
42.	Planning and Development	The building setbacks for the C-3 (Heavy Commercial and Very Light Industrial) zoning district are: Front yard: Twenty-five (25) feet, Side yard: Zero (0) feet, Side yard abutting street or road: Zero (0) feet, and Rear yard: Ten (10) feet.	Info Only
43.	Planning and Development	The C-3 (Heavy Industrial and Very Light Industrial) zoning district required a minimum of twenty-five (25) percent open space.	Info Only
44.	Planning and Development	The maximum building height in the C-3 (Heavy Industrial and Very Light Industrial) zoning district is Thirty-Five (35) feet.	Info Only
45.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: General Business/Retail/Office: First 10,000 sq. ft 4 spaces / 1000 sq. ft. and Above 10,000 sq ft 3 spaces/ 1000 sq. ft.; Manufacturing Concerns and Warehouses 1 space/ 2 employees Plus 1 space / company vehicle.	Info Only
46.	Planning and Development	The subject site has an Industrial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.65.	Info Only
47.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
48.	Planning and	New Net buildable definition: The new ordinance 2022-	Info Only

	Development	<p>R-61 is the new definition of net buildable acreage that will now include definition of Net Buildable Acreage: The total number of acres within the boundary of a development excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or floodprone areas.</p> <p>At the time of Engineered Site Plan review the Developer must demonstrate compliance with the maximum allowable Floor Area Ratio (F.A.R.) based on the net buildable acreage.</p>	
49.	Planning and Development	The boundary survey shows overhead power lines, staff does require the Applicant to provide a utility letter from the utility company advising they accept the development that is being proposed near the powerlines.	Info Only
50.	Planning and Development	The proposed development fronts onto an existing trail. The Applicant may be required to reach out to FDOT for a driveway connection permit. The FDOT contact is Laith J. Kareem at 407-278-2777 or email: laith.kareem@dot.state.fl.us.	Info Only
51.	Planning and Development	<p>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:</p> <p>http://www.seminolecountyfl.gov/guide/codes.asp</p> <p>Seminole County Planning & Development:</p> <p>http://www.seminolecountyfl.gov/gm/</p>	Info Only
52.	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
53.	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
54.	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 throughout construction. (NFPA 1, 16.1.4).</p> <p>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,</p>	Info Only

		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	
55.	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in	Info Only
56.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm.	Info Only
57.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
58.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
59.	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues, therefore the site will be required to meet water quality and hold the pre-vs post development volume for the entire 25-year, 24-hour storm event volume onsite without discharge	Info Only
60.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development County Modeled 100-year flood plain. The site according to the County Howell Creek Basin Study is almost completely in the flood plain.	Info Only
61.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally west with some flows going to the ditch that flows north and west.	Info Only

62.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the onsite ditch and to the west to the wetlands.	Info Only
63.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
64.	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 www.sjrwmd.com .	Info Only
65.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
66.	Public Works - Engineering	Access to the property should be made from Eagle Pass and Chapman Road. Note that Eagle Pass is not to County Standard and is a private easement. There is one or more properties to the west that may have rights to this and access to the west should be maintained unless specific approvals are received from each of those properties. The parcel to the northeast also has rights to Eagle Pass. Connection / Cross access will be required to be addressed to that parcel.	Info Only
67.	Public Works - Engineering	There is a major drainage ditch going through the properties. This ditch will be required to have a drainage easement over the ditch and a 15-foot minimum berm along the side of the ditch.	Info Only
68.	Public Works - Engineering	A traffic analysis will be required at final engineering.	Info Only
69.	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
70.	Public Works - Engineering	Sidewalks shall be required in accordance with the code along Chapman Road. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. Note that there may be requirements for improvements to the trail crossing at final engineering.	Info Only
71.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval	Info Only

		prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730
Environmental Services	Review Complete	James Van Alstine 407-665-2014
Natural Resources	Review Complete	Sarah Harttung 407-665-7396
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7339
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764
Planning and Development	Review Complete	Annie Sillaway 407-665-7936
Building Division	Review Complete	Tony Coleman 407-665-7581

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org