

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

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

PROJECT NAME:	NORTHGATE FITNESS CENTER - PRE-APPLICATION	PROJ #: 24-80000050
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/29/24	
RELATED NAMES:	EP RYAN CERVANTES	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	34-21-31-300-0200-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO EXTEND AN EXISTING FITNESS CENTER AND ADD A PERGOLA ON 24.22 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF MCCULLOCH RD, AT NORTHGATE CIR	
NO OF ACRES	24.22	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF MCCULLOCH RD, WEST OF LOCKWOOD BLVD	
FUTURE LAND USE-	HIPTR	
APPLICANT:	CONSULTANT:	
RYAN CERVANTES GLOBAL CONSTRUCTION LLC 7002 S REVERE PARKWAY #30 CENTENNIAL CO 80112 (720) 910-8999 RYAN@KAPELLAGROUP.COM	DARCY UNROE UNROE ENGINEERING, INC PO BOX 690942 ORLANDO FL 32869 (407) 299-0650	

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.

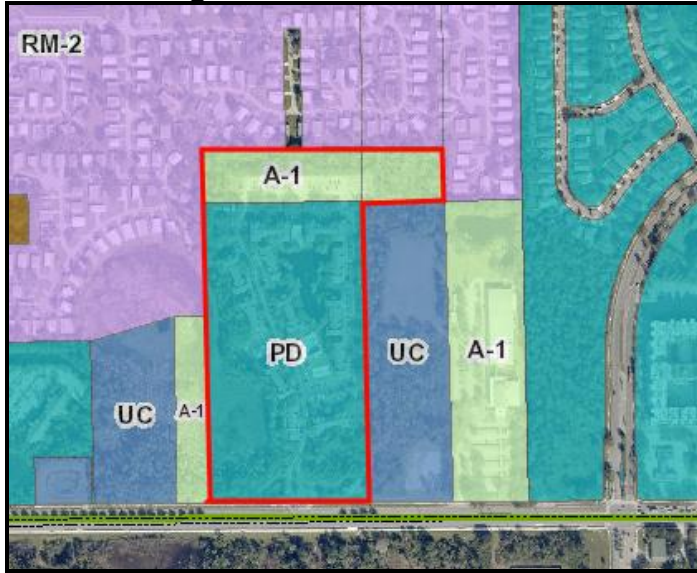
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject site is located in the McCulloch Road Planned Development and has a Future Land Use of Higher Intensity Planned Development- Transitional (HIP-TR).

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: PD



FLU: HIPTR



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The proposed work does not appear to impact the buffer area. The project must be consistent with any required buffering for the McCulloch Road PD and the Seminole County Land Development Code.	Info Only
2.	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
3.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
4.	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
5.	Environmental Services	There appears to be no utility easement over some of the existing Seminole County owned utility infrastructure on the site. This includes the 8" water master meter assembly as well as the 10" PVC water main upstream of the master meter up to the right of way line. Everything else on the site appears to be privately owned/maintained. Please provide us documentation that there is an existing utility easement over this infrastructure. If none exists, please provide a sketch and legal description of the proposed utility easement. We will review it and prepare a utility easement agreement that is to be signed by the property owner and notarized. Once that's done, the original documentation will need to be mailed back or hand delivered to our office so that we can review and forward on to the Seminole County Clerk for recording prior to our final approval of this project. Please see the file "Northgate Apartments 1996" in the Resources folder on eplan for reference on the utility record drawings. We require a minimum of 7.5 ft utility easement all around our water master meters and water mains. Please see the file "Proposed Utility Easement" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for.	Info Only
6.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
7.	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	Info Only

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8.	Planning and Development	Property is located within the McCulloch PD (Planned Development) and shall be developed in accordance with the approved PD Development Order and Master Plan.	Info Only
9.	Planning and Development	The setbacks stated within the Development Order and DCA, adherent to the R-3 zoning district, are as follows: 25 Front Yard, 25 Rear yard, 25 Side Yard with a maximum height of 25 feet for single-story buildings and 35 feet for buildings over one story.	Info Only
10.	Planning and Development	The proposed use of a recreation facility is permitted within the McCulloch PD DCA.	Info Only
11.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
12.	Planning and Development	The proposed development is within the Higher Intensity Planned Development Transitional Area (Part 25 Chapter 30; FLU Element Exhibit-24).	Info Only
13.	Planning and Development	Parking requirements can be found in SCLDC Part 64 Chapter 30. If restriping or amending any parking spaces, the dimensional requirements shall meet a minimum net area of 162 square feet, a minimum width of 9 feet and minimum length of 18 feet (for up to 80% of provided parking spaces) and/or a minimum net area of 200 square feet, a minimum width of 10 feet and minimum length of 20 feet (minimum 20% of parking provided).	Info Only
14.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
15.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
17.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
18.	Public Safety - Fire	Fire department access road shall have an unobstructed	Info Only

	Marshal	width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	
19.	Public Safety -	"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, 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"	Info Only
20.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
21.	Public Works - Engineering	It does not appear that the proposed redevelopment of the site will increase the overall impervious area; however, please note that if it does at Final Engineering, a modification of the existing Stormwater Management System Report may be required.	Info Only
22.	Public Works - Engineering	Detailed Grading Plan for the redeveloped area of the site is required at the Final Engineering, as well as any modification to the existing Stormwater Conveyance System.	Info Only

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	Reviewer	Email	Reviewer Comments
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	407-665-7398
Public Works - Engineering	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5762
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	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.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

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