

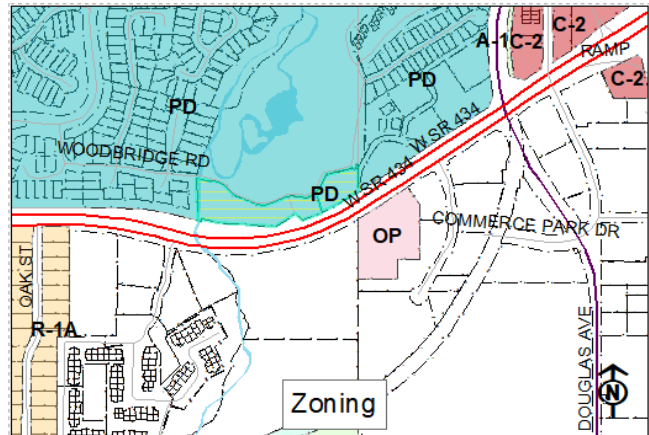
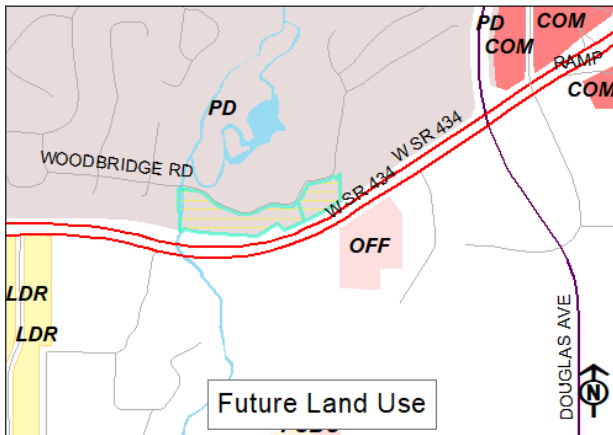
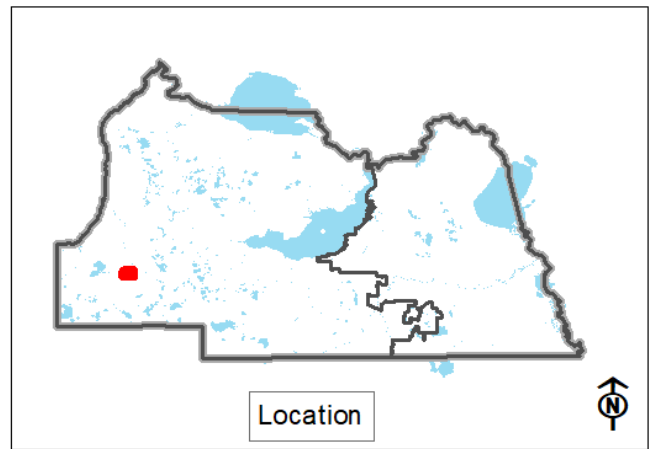
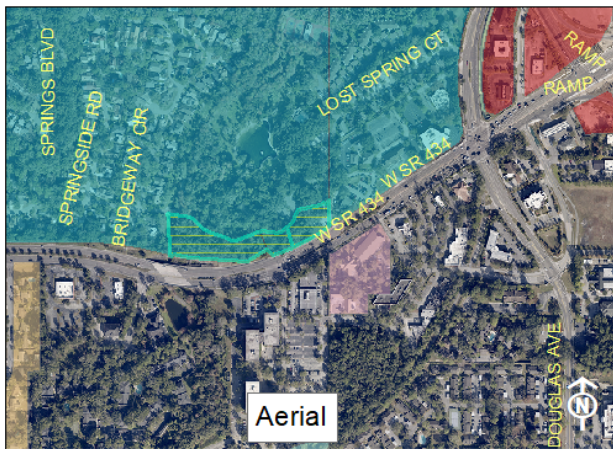
SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	SPRINGS ENCLOSED SELF STORAGE - PRE-APPLICATION	PROJ #: 22-8000006
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/11/22	
RELATED NAMES:	EP THOMAS SKELTON	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	03-21-29-300-001A-0000 / 03-21-29-300-001F-0000	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT AND REZONE FOR AN ENCLOSED SELF-STORAGE FACILITY INCLUDING LOADING AND PARKING, WITH TESLA CHARGING STATIONS AND SOLAR PANELS ON 3.15 ACRES IN THE SPRINGS PD DISTRICT	
NO OF ACRES	3.15	
BCC DISTRICT	3-CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF W SR 434, W OF DOUGLAS AVE	
FUTURE LAND USE	PD	
SEWER UTILITY	UTILITIES INC	
WATER UTILITY	UTILITIES INC	
APPLICANT:	CONSULTANT:	
RICHARD BEAVERS 7577 BLUE QUAIL LN ORLANDO, FL 32835 (321) 278-7928 RBEAVERS60@GMAIL.COM	THOMAS SKELTON AMERICAN CIVIL ENGINEERING 207 N MOSS RD WINTER SPRINGS, FL 32708 (407) 327-7700 TOMSKELTON468@GMAIL.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, located under User Guides:
<http://www.seminolecountyfl.gov/gm/planning/ElectronicPlanReview.aspx>.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

#	Group Name	Reviewer Comment	Status
1.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
2.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
3.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
4.	Impact Analysis Coordination	Applicant may defer being tested for Concurrency Review/Impact Analysis with a later development application such as site plan approval or final engineering for a subdivision plat (final development order). Deferral is available to rezone and land use application and some special exceptions.	Informational
5.	Public Works - 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.	Informational
6.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Informational
7.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A and A/D class soils.	Informational

8.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Informational
9.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Informational
10.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.	Informational
11.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Little Wekiva River.	Informational
12.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
13.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Informational
14.	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 .	Informational
15.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
16.	Public Works - Engineering	The property is adjacent to W SR434 which is an FDOT Road. Access and/or stormwater discharge to FDOT ROW will require permit from FDOT.	Informational
17.	Public Works - Engineering	County LIDAR shows karst feature within the Part B property (parcel no. 03-21-29-300-001A-0000). Please check with County Land Development Code Section 30.1115 for setback requirements.	Informational
18.	Environmental - Impact Analysis	Seminole County is NOT the Water & Sewer service provider for this project. Please contact Utilities Inc.	Informational
19.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.022 and will have specific fire and life safety requirements as defined in FAC 69A.	Informational
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
21.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (2018 edition).	Informational
22.	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 (2018).	Informational

23.	Public Safety - Fire Marshal	All the following items shall be added to the site plan sheets as notes: REQUIRED AT FINAL ENGINEERING.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	Informational
24.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered	Informational
25.	FLU Traffic Study Review	When submitting the application for the Rezone/Future Land Use Amendment, on the Master Development Plan or Site Plan, provide a trip generation table for the proposed development program for the daily, AM and PM peak hour periods based on the latest edition of the Institute of Transportation Engineers' Trip Generation Manual. Since this project will generate less than 50 peak trips per day, a traffic study is not required.	Informational
26.	Comprehensive Planning	The proposed self storage use is considered industrial, which will require a Future Land Use Amendment; otherwise the site is restricted to CN Neighborhood Commercial uses.	Informational
27.	Comprehensive Planning	Per Policy FLU 1.3, development requires a 15' minimum/25' average upland buffer adjacent to wetland areas.	Informational
28.	Buffers and CPTED	Buffer requirements will be determined at the time of site plan review.	Informational
29.	Planning and Development	The subject property is within the Springs PUD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan.	Informational
30.	Planning and Development	The subject property is adjacent to a City of Altamonte Springs. Seminole County will provide an intergovernmental notice to the adjacent city.	Informational
31.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per FLU Element, Urban Centers and Corridors Overlay - Exhibit)	Informational

32.	Planning and Development	The subject property has all or part of the property within the Environmentally Sensitive Lands Overlay FP-1 (Part 51 Chapter 30; FLU Element Policy 1.1, Exhibit-13, 16, and 23).	Informational
33.	Planning and Development	OVERLAY: The subject property is within one-quarter mile of Seminole-Wekiva Trail Corridor.	Informational
34.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf	Informational
35.	Planning and Development	Based on preliminary aerial photo and County wetland map analysis, the subject property may contain wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.	Informational
36.	Planning and Development	The proposed project is within the Wekiva Study Area. See SCLDC Chapter 30 Part 58, and SCCP, FLU Element Objective FLU 13 and Policy FLU 13.1 and Policy FLU13.2, and CON Element Exhibit-2 for requirements for development within the Wekiva Study Area.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	Joyce Parker	jparker@seminolecountyfl.gov	Review Complete	
Public Works - Engineering	Joyce Parker	jparker@seminolecountyfl.gov	Review Complete	
Buffers and CPTED	Jeff Hopper	jhopper@seminolecountyfl.gov	Review Complete	Jeff Hopper (407) 665-7377
Public Safety - Fire Marshal	Brenda Paz	Bpaz@seminolecountyfl.gov	Review Complete	407-665-7061
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	Doug Robinson (407) 665-7308
Comprehensive Planning	Jeff Hopper	jhopper@seminolecountyfl.gov	Review Complete	Jeff Hopper (407) 665-7377
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Complete	
FLU Traffic Study Review	Mary Moskowitz	mmoskowitz@seminolecountyfl.gov	Review Complete	
Natural Resources	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	

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