

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found at <http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meeting-agendas.stml>

PROJECT NAME:	I-4 INDUSTRIAL PARK, 4th SECTION (LOT 2)- SITE PLAN	PROJ #: 22-06000060
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	11/23/22	
RELATED NAMES:	EP ANDRE HICKMAN	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	21-19-30-506-0000-0020	
PROJECT DESCRIPTION	Proposed Site Plan to construct an 18, 150 sq ft Office/ Warehouse Facility on 1.69 acres in the M-1 Zoning District	
NO OF ACRES	1.69	
BCC DISTRICT	5- HERR	
CURRENT ZONING	M-1	
LOCATION	NE OF HICKMAN DRIVE AND CHANTAL LANE	
FUTURE LAND USE	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ANDRE HICKMAN SPACE PORT USA, INC. 1801 LEE ROAD SUITE 200 WINTER PARK FL 32789 (407) 629-1688 HICKMAN@EMAIL.COM	BRYAN POTTS 2494 ROSE SPRING DRIVE ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	The overall site plan indicates the east buffer to be 25' and the west buffer to be 10' but the drawing indicates alternative widths. Please revise to show consistency.	Not Met
2.	Buffers and CPTED	The 4.2 canopy trees required per the parking lot landscaping requirements must be rounded up to five. The landscape plan only indicates one canopy to be planted in the parking area. Trees included in the standard bufferyard requirement cannot be used to satisfy the parking lot landscaping requirement. Please correct.	Not Met
3.	Buffers and CPTED	The yaupon holly is not classified as a canopy tree. Canopy trees used for parking lot landscaping must be 3' caliper. please select a classified canopy tree per Secs. 30.123630.1240 and revise plan to indicate the 3' caliper.	Not Met
4.	Buffers and CPTED	The landscape plan says "unable to plant any trees in existing power easement" but the drawing shows trees to be planted in the easement. If plantings are not allowed in the easement, the buffer must be provided interior and adjacent to the easement.	Not Met
5.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Informational
6.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 7th ED. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Informational
7.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Not Met
8.	Environmental Services	Our records show a water service with a meter and a sewer lateral already extended from Hickman Drive. Please remove and cap those lines if you aren't using those existing connections.	Not Met
9.	Environmental Services	Our records show that there is no sanitary sewer connection at the southeast property corner. Please verify.	Not Met
10.	Natural Resources	The arithmetic for the tree replacement table is incorrect. For example, the "Replacement trees required" column should read as follows from top to bottom: 28, 60, 5. The total replacement inches required should add up to 186. Please revise.	Not Met
11.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Informational
12.	Planning and Development	Please provide a typical section for the dumpster enclosure. Please note that the dumpster will require a separate building permit.	Not Met

13.	Planning and Development	Please note on plan that outdoor lighting will meet the requirements of Seminole County Land Development Code Sec. 30.1234 - Outdoor Lighting. Outdoor lighting will require a separate building permit.	Not Met
14.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
15.	Public Safety - Addressing	(Prior to Building Permit Submittal- STRUCTURES ON MULTIPLE ADDRESSED PROPERTY) Approved sites with multiple structures are required to coordinate individual addressing, prior to submittal of building permits. You will need to obtain an address for the proposed structure, prior to drawing up the construction plans. The floor/construction plans submitted to the Building Department during permit application, will require the correct address of the proposed structure. Therefore, you will need to contact our office for an address, prior to building permit submittal. If the address is incorrect on the floor/construction plans permit submittal, it will be required to be corrected. (Prior to Building Permit Submittal- UNITS NUMBERS/MULTIPLE OCCUPANTS) Approved sites with multiple occupants are required to coordinate individual addressing, prior to submittal of building permits. You will need to submit to our office the floor plans for every occupied tenant space on every floor, showing each tenant's ingress/egress, walls, doors, street names, north arrow and site location layout. Addressing will provide you the proposed unit numbers for each occupied tenant space, which are to be labeled on the construction plans as unit or suite #. The submitted floor/construction plans submitted to the Building Department during permit application, will require the correct building address and unit numbers for every floor of the proposed structure. If any part of the building address or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected.	Informational
16.	Public Safety - Addressing	(POSTING) Main building commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Informational
17.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of signage. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Informational

18.	Public Safety - Addressing	<p>(SITE/FLOOR PLAN) We spoke to Bryan Potts who indicated at this time the building is a single tenant, but in the future may become multi-tenant. Developers of commercial sites with multiple occupants-tenants are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of a floor layout plan which indicates all possible tenant divisions for each floor of the building.</p> <p>The site plan is to indicate adjacent road names, entrance locations, parcel number, north arrow and this is to be submitted prior to the submission of the building permit application package. The Addressing Office will propose and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.</p>	Informational
19.	Public Safety - Addressing	<p>(SITE/FLOOR PLAN) When submitting future site plans or building permits, please submit an existing and proposed plan indicating and labeling on the plans all of the following: All structures existing or proposed on the parcel, description of the use of the structure(s), parcel number of the property as well as the adjacent properties, posted address, street names, north arrow, drive aisles, front (main entry) and rear elevations of the building(s), where the work will take place within the building.</p>	Informational
20.	Public Safety - Addressing	<p>(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5</p>	Informational
21.	Public Safety - Addressing	<p>(ADDRESS ASSIGNMENT) In the future, if the commercial building becomes multi-tenant, the existing tenant address will be changed, and readdressed to assign (4) digit unit numbers. (Office of Emergency Management Addressing Policy)</p>	Informational
22.	Public Safety - Addressing	<p>(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)</p>	Informational
23.	Public Safety - Addressing	<p>The drafted address is 261 Hickman Drive. Once the building permit is issued, the address will be released.</p>	Informational
24.	Public Safety - Addressing	<p>What is the intended facility name? To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the Office of Emergency Management, Attn: Addressing (email: addressing@seminolecountyfl.gov). Addressing checks, the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)</p>	Not Met

25.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted:1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).2) 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).3) 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).4)Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.5)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, 18.5.7.6) Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Not Met
26.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided	Not Met
27.	Public Safety - Fire Marshal	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 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons	Not Met
28.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition)NOTE: Fire Truck Parameters:-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-Calculated Turning Radius:-Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.	Not Met
29.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 of NFPA 1, 2018 ED, for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Not Met
30.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.5 / table 18.5.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants.	Not Met
31.	Public Safety - Fire Marshal	New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5. (NFPA 1 2018 Edition).	Not Met
32.	Public Safety - Fire Marshal	Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)	Not Met
33.	Public Safety - Fire Marshal	Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)	Not Met

34.	Public Safety - Fire Marshal	Sprinklered buildings: provide Location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1, 2018 Edition).	Not Met
35.	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 within 100 feet of the fire hydrant if standpipe system is provided. e) Any fire line charged by the FDC shall be DR-14 pipe. The only valve allowed in the FDC line is a check valve. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Not Met
36.	Public Safety - Fire Marshal	Please provide the classification of the Occupancy in accordance with NFPA 101, CH 6, Section 6.1.12	Not Met
37.	Public Safety - Fire Marshal	Please provide the subclassification according to NFPA 101, CH 40, 40.1.2.1	Not Met
38.	Public Safety - Fire Marshal	Please provide a response letter addressing each Fire Site comment. Provide the location(s) within the plans and drawings in order to expedite the review.	Not Met
39.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
40.	Public Works Engineering	Comments forthcoming	
41.			

AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

Status	File	Markup Name	Changemark Subject	Changemark Details	Updated By
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #01	Add the following: Maximum allowable Floor Area Ratio - 0.65	Joy Giles
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #02	Add the following: Building Square Footage = 18,150 Sq Ft Provide number of stories	Joy Giles
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #03	Building Square Footage calculation needs to match the total building square footage of 18,150 sq ft.	Joy Giles

Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #04	Round up to 11	Joy Giles
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #05	Must round up	Joy Giles
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #06	Amend total number required.	Joy Giles
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #07	Add note under parking that parking stalls are a minimum of 10 feet by 20 feet.	Joy Giles

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	Status	Reviewer Comments
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Corrections Required	Paul Zimmerman, PE (407) 665-2040
Public Safety - Addressing	Diane Koschwitz	dkoschwitz@seminolecountyfl.gov	Corrections Required	Diane Koschwitz 407-665-5190
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Corrections Required	
Public Works - Engineering				COMMENTS FORTHCOMING
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	Phone: 407-665-7391
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	Corrections Required	Joy Giles
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Approved	

The next submittal, as required below, will be your:

Printed: 12/28/22 2:53 PM

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
12/28/22	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Diane Gordon, Becky Noggle, Maya Athanas, Sarah Harttung, Paul Zimmerman, Diane Koschwitz, Jim Potter
<p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p>Major Revision: 50% of original application fee. Minor Revision: 25% of original application fee.</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due: see comments for any additional fees due for your development project. (example: Addressing fee)</p> <p>REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:</p> <p>DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.</p> <p>This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.</p> <p>Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page. http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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