

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

Comment Document – Initial Submittal

PROJECT NAME:	BNG NEW SHOP BUILDING - SITE PLAN	PROJ #: 23-06000009
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	2/02/23	
RELATED NAMES:	EP KEVIN HEBERT	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-20-30-300-0360-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 4,470 SQUARE FOOT BUILDING	
NO OF ACRES	6.47	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	M-1	
LOCATION	SOUTHEAST OF NORTH RONALD REGAN BLVD AND STONEWALL PLACE	
FUTURE LAND USE	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT: CONSULTANT:		
KEVIN HEBERT 1035 SOUTH SEMORAN BLVD WINTER PARK FL 32792 (321) 203-2852 KEVINH@MEI-PARTNERS.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>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Since a site plan review was not done for the existing use, staff must do a full buffer analysis. Please provide the impervious surface ratio building height, hours of operation, and actual building setbacks of all buildings existing and proposed.	Not Met
2.	Buffers and CPTED	Where existing vegetation is to be left undisturbed for buffer purposes, please put a note on the landscape plan. Provide a note indicating that supplemental landscaping will be provided as needed to maintain the existing vegetation.	Not Met
3.	Buffers and CPTED	Please indicate the number and caliper size of each tree within EACH buffer. Staff will use this to determine if existing landscaping fulfills buffer requirements.	Not Met
4.	Planning and Development	Please include the following information on the cover sheet: Project Name, Legal description, Owner, Developer, Engineer, Surveyor, etc, Utility Providers, Vicinity maps, and Sheet Index in compliance with SCLDC 40.53. Date, north arrow and scale, number of sheets; the scale (not smaller than one (1) inch to fifty (50) feet) shall be designated and, where appropriate, the same scale should be used in drawing the site plan rather than varying the scale.	Not Met
5.	Planning and Development	Per SCLDC 40.53. - The project data must include information about the intended use of the property and for the proposed use of the building, number of stories, height of building, square footage for proposed development - gross square footage, non-storage area, square footage of each story, gross square footage of sales area, office etc., if there are these uses in the building.	Not Met
6.	Planning and Development	Please provide the finished grading elevation on the site plan.	Not Met
7.	Planning and Development	Show existing topography with a maximum of one (1) foot contour intervals for the proposed site, except where determined to be unreasonable by the Planning & Development Manager.	Not Met
8.	Planning and Development	Show all existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way, and building setback lines, if different than those specified by the zoning regulations). In addition, state any commitments, such as, contributions to offset public facilities impacts.	Not Met
9.	Planning and Development	Please show lot dimensions, locations and sizes of all structures, number of stories, building height, and dimensions of building footprints. Include this information in the project data on the site plan.	Not Met
10.	Planning and Development	Under site data please indicate the number of square feet of paved parking and driveway area.	Not Met

11.	Planning and Development	Project data must include a table that shows required parking for the use and provided parking.	Not Met
12.	Planning and Development	Will the proposed building have office use within the building? If so, please state the square feet under the site data. Off street parking requirements are going to depend on the use of the proposed building. Please provide the intended use within the building. Also, if parking spaces are required for the proposed use, the parking spaces are required to be 10 x 20. Please revise. SCLDC Sec. 30.1221	Not Met
13.	Planning and Development	Please provide on the site plan the entire boundary and the property dimensions of the site as well as all of the existing buildings on the site.	Not Met
14.	Planning and Development	Please provide the zoning and future land use under the site data.	Not Met
15.	Planning and Development	There is existing outdoor storage that is shown based on the aerial view of the site. The Applicant will need to show the screening material on the site plan (ex. closed fence) to screen the outdoor storage from view from the adjacent properties. Please show the screening on the site plan.	Not Met
16.	Planning and Development	Please provide the Floor Area Ratio under the site plan data.	Not Met
17.	Planning and Development	Please show that the site is maintaining the required 25% open space under the site data.	Not Met
18.	Planning and Development	Is there proposed site lighting on or around the building? If there is proposed site lighting, please provide a photometric plan with the elevation view of the proposed site poles from grade to the highest point of the pole and/or the building lights.	Not Met
19.	Planning and Development	Is there any additional sign being proposed for the site? Please advise by either showing it on the site plan or stating it in the resubmittal letter.	Not Met
20.	Planning and Development	Are there any a/c units that are being proposed for the new building? If so, where will they be located? If there are new a/c units being proposed, please place them on the site plan. If the applicant is not providing an a/c unit then please just state no in your resubmittal letter.	Not Met
21.	Planning and Development	Please show the setbacks lines for all of the existing and new buildings on site. The setbacks for the M-1 (Industrial) zoning designation are Front: 50', Side: 10', Rear: 10'. Please provide the setback lines as well as the setback information under the site plan data.	Not Met

22.	Planning and Development	Based on the aerial view there are some buildings that exist on site but never obtained building permits like the three sheds on the property. In order to legitimize the additional concrete pad and existing structure the Applicant may be able get the existing buildings and additional pad legalized through this site plan process. If the structures were able to be legalized through the site plan process, building permits would be required for the existing buildings that were never permitted.	Not Met
23.	Planning and Development	What is the proposed use of the proposed steel building? Please provide this information under the site plan data.	Not Met
24.	Public Safety - Fire Marshal	Provide the Occupancy Classification of the proposed building. Include type of use/processes to be performed.	Not Met
25.	Public Safety - Fire Marshal	Type and use of building may require the installation of fire sprinklers and/or fire alarm system.	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 18.2.3.4 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width. Proper clearances will be maintained, and no parking sign(s) shall be provided.	Not Met
27.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED)	Not Met
28.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition	Not Met
29.	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 inches6.91 ft-Wheel Offset: 5.30 inches-Tread Width: 17.5 inches-Chassis Overhang: 68.99 inches5.75 ft-Additional Bumper Depth: 22 inches-Front Overhang: 90.99 inches7.58 ft-Wheelbase: 270 inches22.5 ft-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
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. 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

31.	Public Safety - Fire Marshal	Provide 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
32.	Public Safety - Fire Marshal	Provide 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
33.	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
34.	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 second entrance/exit might be required per the AHJ if the response time for emergency is exceeded. (FFPA1, CH 18, 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 in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Not Met
35.	Public Safety - Fire Marshal	Please acknowledge all 'Not Met' comments in a response letter where information will be provided upon Final Engineering. Please upload with your resubmission in the document folder. Thank you.	Not Met
36.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Not Met
37.	Public Works - Engineering	The County does not seem to have the approved site permit/site plans for the existing small building as shown on the plans. Please provide a permit associated with this building or please include the building data as the proposed improvement in SWM calculations.	Not Met

38.	Public Works - Engineering	Please confirm if the no. of trips with the addition of this building using latest ITE Trip Gen calculation	Not Met
39.	Public Works - Engineering	Please provide signed and sealed Survey sheet.	Not Met
40.	Public Works - Engineering	Please annotate the slope along the existing sidewalk standards. the new building and please make sure that the slope is in compliance with ADA standards.	Not Met
41.	Public Works - Engineering	Signed and sealed drainage calculations should generally be provided. If the site is part of a previously permitted master stormwater system, sufficient documentation must be provided, including verification that proposed impervious was accounted for under the approved system along with the net impervious increase/decrease calculations.	Not Met
42.	Buffers and CPTED	Additional comments may be generated based on resubmittal.	Informational
43.	Buffers and CPTED	If existing landscaping does not satisfy buffer requirements, please be prepared to provide a landscape plan such as the one provided in the resources tab.	Informational
44.	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	Informational
45.	Building Division	All structures that are required to be accessible per the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Informational
46.	Building Division	In accordance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Informational
47.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.	Informational
48.	Building Division	All site lighting on Commercial parcels requires a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Informational

49.	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
50.	Planning and Development	IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Informational
51.	Planning and Development	INFORMATIONAL: You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Informational
52.	Public Safety - Addressing	It is not necessary to assign a separate address for the proposed new shop building. The address 2995 Stonewall PL is the assigned address for the entire property.	Informational
53.	Public Works - Engineering	Provide a copy of approved SJRWMD ERP (or letter of exemption) required prior to pre-construction meeting. (informational)	Informational

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
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Public Works - Engineering	Dave Nikunj	ndave@seminolecountyfl.gov	Corrections Required	Nikunj Dave 407.665.5762
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	No Review Required	
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	Approved	Amy Curtis 407-665-5191
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Corrections Required	407-665-7936
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Approved	Paul Zimmerman, PE (407) 665-2040
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	Approved	

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
2/23/2023	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Diane, Maya, Dave,

The application fee allows two resubmittals. For the third review, the resubmittal fees are:

Major Revision: 50% of original application fee.

Minor Revision: 25% of original application fee.

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due: see comments for any additional fees due for your development project. (example: Addressing fee)

REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:

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.

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.

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>

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