

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771
PUBLIC WORKS COMMENTS ARE FORTHCOMING
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:	ENTERPRISE LEASING COMPANY - SITE PLAN	PROJ #: 22-06000046
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	10/21/22	
RELATED NAMES:	BRIAN MOGAURO	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	16-19-30-5AC-0000-0990	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN ENTERPRISE RENTAL AND SALES	
NO OF ACRES	4.54	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	NORTHWEST CORNER OF WEST STATE ROAD 46 AND NORTH ELDER ROAD	
FUTURE LAND USE	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRIAN MOGAURO ENTERPRISE LEASING COMPANY 5442 HOFFNER AVE ORLANDO FL 32812 (407) 447-7999 PERMITTING@EVANSENGINC.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.	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
2.	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
3.	Natural Resources	Sheet 101 LA-01: please correct the number of replacement tree inches required. 73 2" caliper replacement trees are required for a total of 146 replacement inches.	Not Met
4.	Natural Resources	Please reformat the tree replacement table to follow the example provided in the Resources folder. This will expedite the arbor review.	Not Met
5.	Planning and Development	Under Site Data table list each building with its square footage, building height, and use of structure.	Not Met
6.	Planning and Development	Add note under Site Data Table as follows: Development shall comply with The Myers Commercial Office & Office Park PD Developer's Commitment Agreement #21-20500037.	Not Met
7.	Planning and Development	Please provide irrigation plan.	Not Met
8.	Planning and Development	Please note that the dumpster will require a separate permit.	Informational
9.	Planning and Development	Solid waste containers. All solid waste containers shall be enclosed on at least three (3) sides with a six (6) feet high screen. The screen shall consist of a wood fence or a brick or masonry wall. Please provide a detail of the dumpster enclosure.	Not Met
10.	Planning and Development	All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification.	Informational
11.	Planning and Development	Please demonstrate on lighting plan sheet that Illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.	Not Met
12.	Planning and Development	Prior to approval of the Site Plan, the Developer's Commitment Agreement must be signed, notarized, and the original must be returned to our office for recording.	Not Met

13.	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
14.	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 a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Informational
15.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Informational
16.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Informational
17.	Public Safety - Addressing	(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)	Informational
18.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC 90.2	Informational
19.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) As this proposed facility appears to be single tenant, Address 4316 W SR 46 will be assigned to the main structure. The other existing address on parcel 16-19-30-5AC-0000-0990 is 4310 W SR 46, and will be deleted from our 911 database. Please contact the Office of Emergency Management Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Informational
20.	Public Safety - Addressing	Please ensure the address number is posted on the structure and at the entrance to the property, as the building is set back and not visible from the main entrance. *Address numbers are to be installed facing the street the structure is addressed to.	Informational

21.	Public Safety - Addressing	(Development Name) What is the intended name of this facility? 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)	Not Met
22.	Public Safety - Addressing	Existing address 202 N ELDER RD will be maintained for the existing Lift Station on property. Lift Station address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure, or fencing surrounding the structure, and posted facing 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. Numbers shall be a minimum of 4" inches height and half inch width. SCLDC SEC 90.5(7) SCLDC SEC 90.5(a). Lift Station addresses are entered into the 911 map and used directly by the 911 communications call center. 911 receives calls which are typical to the alarms for the lift station and/or generator going off.	Informational
23.	Public Safety - Addressing	911 Addressing does not need to review building permits for fences or walls. Therefore, these potential items should be discussed with the Developer, on which parcels the fence or wall work will be done. It is suggested to contact the Building Division prior to submitting your permit at 407-665-7050, as the Building Division will determine how many permits are required for each affected parcel. The Information Kiosk web map found at the following link may be helpful. https://www.seminolecountyfl.gov/departments-services/information-services/gis-geographic-information-systems/ The maps direct link is: https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6 . Please forward this comment to the home builder & potential contractors.	Informational
24.	Public Safety - Addressing	It appears the main entrance is proposed to be from W SR 46. As the facility is set back from and facing SR 46, address numbers '4316' must be posted at the main entry from SR 46. As for the (2) proposed entries from N ELDER RD, additional signage containing directional arrows and a description of the buildings on property shall be required (e.g. 'Facility name' and 'Car Wash'). The address is not required to be posted at these entry signs at N ELDER RD, however if the address is posted both the address number and street name shall be required to be posted so it does not confuse traffic entering the facility from N ELDER RD. Posting requirements have been uploaded in the documents folder to guide you.	Informational

25.	Public Safety - Addressing	Per the narrative, it appears this structure will be single tenant. Therefore, only address 4316 W SR 46 will be assigned. Please email addressing@seminolecountyfl.gov if it is multitenant.	Informational
26.	Public Safety - Addressing	Please describe the use of 'CCA Building' on page 004 C4.0 Site Plan. Will this building be accessible to the public? Additional comments may be added after review of your response.	Not Met
27.	Public Safety - Fire Marshal	Please provide verification of fire sprinkler in proposed structure. If the building(s) are to be provided with a fire sprinkler system, please provide the point of service on the plan. If no fire sprinkler system is proposed for the building, please remove the requirements for sprinklered buildings from PG C5.0 Utility Plan	Not Met
28.	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
29.	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
30.	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
31.	Public Safety - Fire Marshal	Gate shall open all the way to 20 feet for fire department access. 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) Fire Department Padlock (Knox) for manual gates shall be provide. Fire department SOS for electrically operated gates, Siren Operated Sensor with a battery back-up and an approved Knox key switch (Open all the way to 20 feet for fire department access) in accordance with NFPA 1, section 18.2.2.2 (2018) shall be provided.	Not Met
32.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met

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	Department	File	Changemark Subject	Changemark Details	Updated By
Not Met	Planning and Development	004 C4.0 SITE PLAN.pdf	Changemark #01	Remove Note # 6	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
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Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Approved	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Approved	
Public Safety - Addressing	Manny Cheatham	echeatham@seminolecountyfl.gov	Corrections Required	Manny Cheatham 407-665-5045
Public Works - Engineering		COMMENTS ARE FORTHCOMING		
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	Corrections Required	Joy Giles
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	Email (preferred): sharttung@seminolecountyfl.gov Phone: 407-665-7391
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
Building Division	Tony Coleman	acoleman@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:
1/4/23	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Manny Cheatham, Jim Potter, Sarah Harttung, Diane Gordon,
<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>		

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