

**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 [HERE](#).

|   |  |                            |
|---|--|----------------------------|
| <b>PROJECT NAME:</b>  | <b>SLAVIA STATION - PD REZONE</b>  | <b>PROJ #: 25-20500009</b> |
| APPLICATION FOR:  | PZ - PD  |                            |
| APPLICATION DATE:   | 5/29/25  |                            |
| RELATED NAMES:  | Z2025-011  |                            |
| PROJECT MANAGER:  | KAITLYN APGAR (407) 665-7377   |                            |
| PARCEL ID NO.:  | 20-21-31-501-0000-0050   |                            |
| PROJECT DESCRIPTION:  | PROPOSED PD REZONE FOR A MIXED COMMERCIAL USE ON 1.45 ACRES LOCATED ON THE WEST SIDE OF SR 426, SOUTH OF RED BUG LAKE RD |                            |
| NO OF ACRES:  | 1.45   |                            |
| BCC DISTRICT:   | 1: DALLARI   |                            |
| LOCATION:   | ON THE WEST SIDE OF SR 426 SOUTH OF RED BUG RD   |                            |
| FUTURE LAND USE:  | PD   |                            |
| SEWER UTILITY:  | SEMINOLE COUNTY UTILITIES  |                            |
| WATER UTILITY:  | SEMINOLE COUNTY UTILITIES  |                            |
| <b>APPLICANT:</b>   | <b>CONSULTANT:</b>   |                            |
| JAN B. POSTAVA<br>SLAVIA STATION LLC<br>723 BEAR CREEK CIRCLE<br>WINTER SPRINGS FL 32708<br>(255) 803-7636<br>JANDAVIDSON@GMAIL.COM | JOHN FRITH<br>FRITH & ASSOCIATES INC<br>8811 GREAT COVE DRIVE<br>ORLANDO FL 32819<br>(407) 363-0739<br>JFRITH@AOL.COM    |                            |

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments 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

|    | REVIEWED BY       | TYPE  | STATUS     |
|----|-------------------|---|------------|
| 1. | Buffers and CPTED | Please clarify the uses allowed within the PD, provide building height max, and provide FAR value. This is required in order to accurately calculate the required landscape buffers for the proposed site. Please see the below link on how to calculate the Land Use Intensity (LUI).<br><a href="https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUS_CLIN">https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUS_CLIN</a>   | Unresolved |
| 2. | Buffers and CPTED | The adjacent single family home to the east has a Land Use Intensity of II. The adjacent property to the south appears to be vacant. West State Road 426 is an classified as an arterial road, East Red Bug Road is classified as a local road, and Division Street is a local road. The required buffer opacity will be based on the Land Use Intensity calculated for this site, and the road classifications. There are two tables that determine required opacity based on those Land Use Intensities, see the following link:<br><a href="https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a> | Unresolved |
| 3. | Buffers and CPTED | The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). See the following link for standard landscape buffer widths:<br><a href="https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPE_AD">https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPE_AD</a><br><br>Landscape buffer widths and opacities are required to be shown on the Master Development Plan. Please provide the landscape buffer width and opacity on the Master Development Plan.   | Unresolved |
| 4. | Building Division | All structures that are required to be accessible per the 8th ed (2023) 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.   | Info Only  |
| 5. | Building Division | In accordance with the 8th ed (2023) 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.   | Info Only  |
| 6. | Building Division | The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.   | Info Only  |

|     |                        |   |            |
|-----|------------------------|---|------------|
| 7.  | Building Division      | Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.   | Info Only  |
| 8.  | Building Division      | A change of occupancy classification will require a permit and possibly an alteration to the existing structure to comply with current code (8th ed. Florida Existing Building Code, Chapter 9.) Example: Business to Mercantile, Residential to Commercial   | Info Only  |
| 9.  | 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.  | Info Only  |
| 10. | 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 8th 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.                                    | Info Only  |
| 11. | Comprehensive Planning | Indicate the allowable uses on the MDP. The Future Land Use of Planned Development allows Office uses, banks, churches, day nurseries, kindergartens, restaurants whiteout drive-ins, and above-office/retail flats, and all uses in the Neighborhood Commercial (CN) district. If a proposed use is not included in this list, it may trigger an amendment to the Future Land Use designation.   | Unresolved |
| 12. | Comprehensive Planning | Indicate the max FAR on the MDP. The FLU was approved for 15,000 sq ft of floor area. If the proposed project intends on exceeding this, and amendment to the FLU may be triggered.   | Unresolved |
| 13. | Environmental Services | This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the northwest side of West State Road 426 as well as an 8" PVC potable water main running along the north side of East Red Bug Road. This property already has an existing water meter and water service connection off of West State Road 426 that could potentially be reused for this development. | Info Only  |
| 14. | Environmental Services | This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 16" PVC force main running along the southeast side of West State Road 426 as well as a 4" PVC force main running along the south side of East Red Bug Road. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.   | Info Only  |
| 15. | Environmental Services | This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.   | Info Only  |

|     |                        |  |           |
|-----|------------------------|--|-----------|
| 16. | Environmental Services | Be advised that West State Road 426 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.   | Info Only |
| 17. | Environmental Services | If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a> . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information. | Info Only |
| 18. | Natural Resources      | Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2  | Info Only |
| 19. | Natural Resources      | Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.  | Info Only |
| 20. | Natural Resources      | Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)   | Info Only |
| 21. | Natural Resources      | Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)   | Info Only |
| 22. | Natural Resources      | All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)   | Info Only |
| 23. | Natural Resources      | The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)  | Info Only |
| 24. | Natural Resources      | Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following  | Info Only |

|     |                   |  |            |
|-----|-------------------|--|------------|
|     |                   | items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)  |            |
| 25. | Natural Resources | Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1) | Info Only  |
| 26. | Natural Resources | No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)   | Info Only  |
| 27. | Natural Resources | Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)   | Info Only  |
| 28. | Natural Resources | Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)                                      | Info Only  |
| 29. | Natural Resources | Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)  | Info Only  |
| 30. | Natural Resources | The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)<br>The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.   | Info Only  |
| 31. | Natural Resources | The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)  | Unresolved |
| 32. | Natural Resources | For Planned Development rezone requests: Please demonstrate how the development proposes to enhance natural resource preservation. SCLDC 30.8.5.3(u)   | Unresolved |
| 33. | Natural Resources | For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. SCLDC 30.8.5.3(c)  | Unresolved |

|     |                          |  |            |
|-----|--------------------------|--|------------|
| 34. | Natural Resources        | Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)  | Info Only  |
| 35. | Planning and Development | On the Master Development Plan under the site data table, please state the existing Zoning and Future Land Use.  | Unresolved |
| 36. | Planning and Development | On the Master Development Plan under the site data, please provide the proposed permitted uses for each building (including any anticipated future uses). Please additionally state what each building will be used for in the Site data table.  | Unresolved |
| 37. | Planning and Development | On the Master Development Plan under the site data, please provide the required and proposed number of parking spaces. Please refer to Sec. 30.11.3 Table 11.3-A. Per Sec. 30.11.3 (b) - Developments containing more than one use shall provide parking and loading spaces in an amount equal to the total of the requirements for all uses. Please demonstrate that the site meets the applicable parking requirements for each use. | Unresolved |
| 38. | Planning and Development | On the Master Development Plan, dimensions the parking spaces and state under the site data the size of the parking spaces (as well as how many of each size you are proposing) in addition to dimensioning the spaces on the plan.  | Unresolved |
| 39. | Planning and Development | On the Master Development Plan under the site data, please provide the required number of bicycle parking spaces. Per refer to Sec. 30.11.7.4 in the Seminole County Land Development Code.  | Unresolved |
| 40. | Planning and Development | On the Master Development Plan under the site data, please provide the maximum and proposed Floor area ratio (F.A.R.): F.A.R. is the gross floor area divided by the net lot area or building site area. The permitted floor area is measured after platting but before any additional right-of-way dedication on a previously platted lot.  | Unresolved |
| 41. | Planning and Development | Please provide net buildable acreage value in the Site Data in accordance with the following definition per SCLDC: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.   | Unresolved |
| 42. | Planning and Development | Please make the following notes on the Master Development Plan:<br>"Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.1233, Miscellaneous Design Standards. Dumpster enclosure will require a separate permit"  | Unresolved |

|     |                          |  |            |
|-----|--------------------------|--|------------|
|     |                          | <p>"Outdoor lighting will comply with Seminole County Land Development Code Section 1234, Outdoor Lighting Requirements.</p> <p>"All project signage shall comply with the Seminole County Land Development Code".</p> <p>"Any outside storage of parts, supplies or materials shall be permitted only in an enclosed or fenced area."</p> <p>"Parking Lot Landscaping will meet the requirements of SCLDC Section 30.30.11.5"</p> <p>"Buffer Composition will be determined at the time of site plan application."</p> <p>"Landscape buffers will meet the requirements of SCLDC sections 30.14.5 and 30.14.3.1"</p>  |            |
| 43. | Planning and Development | Please provide the property legal description in a separate word document. This may be emailed to kapgar@seminolecountyfl.gov  | Unresolved |
| 44. | Planning and Development | Any variation from the code requirements should have written justification. Please address this in your narrative, if applicable.  | Info Only  |
| 45. | Planning and Development | <p>Please provide bicycle parking in accordance with SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. See the following link:</p> <p><a href="https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST">https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST</a></p>  | Unresolved |
| 46. | Planning and Development | <p>Please include two or more of the Greater Benefit criteria as referenced in SCLDC Sec. 30.8.5.3 (b) in your provided narrative, see the following link to the SCLDC:</p> <p><a href="https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE">https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE</a></p>   | Unresolved |
| 47. | Planning and Development | On the Master Development plan, please provide a scale for the vicinity map.   | Unresolved |
| 48. | Planning and Development | <p>Please be aware: Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1) The pond shall be sodded or dressed with equivalent ground cover; and (2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided</p> | Unresolved |

|     |                              |  |            |
|-----|------------------------------|--|------------|
|     |                              | that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.   |            |
| 49. | Planning and Development     | On the Master Development Plan under the site data, please state the maximum and proposed building setbacks. Please dimension setbacks from property boundaries to all structures.   | Unresolved |
| 50. |                              | A community meeting in accordance with SCLDC Sec. 30.3.5. - Community meeting procedure is required. Staff recommends sending the flyer out prior to mailing in order to check that it is meeting code requirements. The list of neighboring properties can be obtained from the Property Appraiser's office. Please see the following link for more information-<br><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>                       |            |
| 51. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.  | Info Only  |
| 52. | 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  |
| 53. | 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 18.2.3.5.1.1  | Info Only  |
| 54. | 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  |
| 55. | Public Safety - Fire Marshal | New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.   | Info Only  |
| 56. | Public Safety - Fire Marshal | Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft | Info Only  |
| 57. | Public Works - Engineering   | The plans show a future cross access across an adjacent property to a potential future road that currently has been put on hold. Please remove everything past the property line. Please just show cross access easement to the property line only.  | Unresolved |
| 58. | Public Works - Engineering   | Place a note on the Master plan stating that the site will meet Seminole County and SJRWMD stormwater requirements.  | Unresolved |



|     |                            |   |            |
|-----|----------------------------|---|------------|
| 59. | Public Works - Engineering | The pond shown would not meet several requirements. Please review Seminole County Public Works Engineering Manual for more information. A minimum 10-foot berm is required around the pond and has to be outside or mostly outside the buffers. This area has known drainage issues. The outfall for the site is not clear. There is an inlet in the FDOT SR 426 ROW. An FDOT drainage connection permit would be required to connect there. There is no other defined drainage systems around the site. If the drainage cannot go to FDOT the entire 25-year, 24-hour storm event will have to be held onsite without discharge. | Info Only  |
| 60. | Public Works - Engineering | Sidewalk is required along the frontage of the site on Red Bug Road. Please add it to the plan.   | Unresolved |

## AGENCY/DEPARTMENT REVIEWER CONTACT AND STATUS

This section shows the reviewers of this project from the various County agencies.

| Department                      | Reviewer          | Email                            | Contact      | Status                                |
|---------------------------------|-------------------|----------------------------------|--------------|---------------------------------------|
| Buffers and CPTED               | Kaitlyn Apgar     | kapgar@seminolecountyfl.gov      | 407-665-7377 | Corrections Required                  |
| Building Division               | Jay Hamm          | jhamm@seminolecountyfl.gov       | 407-665-7468 | Review Complete<br>Recommend Approval |
| Comprehensive Planning          | Maya Athanas      | mathanas@seminolecountyfl.gov    | 407-665-7388 | Corrections Required                  |
| Environmental - Impact Analysis | Becky Noggle      | bnoggle@seminolecountyfl.gov     | 407-665-2143 | No Review Required                    |
| Environmental Services          | James Van Alstine | jvanalstine@seminolecountyfl.gov | 407-665-2014 | Review Complete<br>Recommend Approval |
| Natural Resources               | Sarah Harttung    | sharttung@seminolecountyfl.gov   | 407-665-7391 | Corrections Required                  |
| Planning and Development        | Kaitlyn Apgar     | kapgar@seminolecountyfl.gov      | 407-665-7377 | Corrections Required                  |
| Public Safety - Fire Marshal    | Matthew Maywald   | mmaywald@seminolecountyfl.gov    | 407-665-5177 | Approved                              |
| Public Works - Engineering      | Jim Potter        | jpotter@seminolecountyfl.gov     | 407-665-5764 | Corrections Required                  |
| Public Works - Impact Analysis  | William Wharton   | wwharton@seminolecountyfl.gov    | 407-665-5730 | No Review Required                    |
| Public Works- County Surveyor   | Raymond Phillips  | rphillips@seminolecountyfl.gov   | 407-665-5647 | Review Complete<br>Recommend Approval |

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

☒ 1<sup>st</sup> RESUBMITTAL

| DATE      | RESUBMITTAL FEE DUE  | ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:        |
|-----------|--|---|
| 6/26/2025 | The application fee allows for the initial submittal plus two resubmittals.<br><i>Note: No resubmittal fee for small site plan</i> | Kaitlyn Apgar, Maya Athanas, Jim Potter, Sarah Harttung |

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

**Major Review (3+ reviewers remaining) – 50% of original application fee**

**Minor Review (1-2 reviewers remaining) – 25% of original application fee**

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

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

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 | <a href="http://www.altamonte.org">www.altamonte.org</a>             |
| Casselberry       | (407) 262-7700 | <a href="http://www.casselberry.org">www.casselberry.org</a>         |
| Lake Mary         | (407) 585-1449 | <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>           |
| Longwood          | (407) 260-3440 | <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>           |
| Oviedo            | (407) 971-5555 | <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>       |
| Sanford           | (407) 688-5000 | <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>             |
| Winter Springs    | (407) 327-1800 | <a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a> |

#### **Other Agencies:**

|                                   |               |                |  |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation    | <b>FDOT</b>   |                | <a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a> |
| Florida Dept of Enviro Protection | <b>FDEP</b>   | (407) 897-4100 | <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> |
| St. Johns River Water Mgmt Dist   | <b>SJRWMD</b> | (407) 659-4800 | <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>           |
| Health Department                 | <b>Septic</b> | (407) 665-3621 |  |

#### **Other Resources:**

|                                 |  |
|---------------------------------|--|
| Flood Prone Areas               | <a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a> |
| Watershed Atlas                 | <a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>   |
| Seminole Co. Property Appraiser | <a href="http://www.scpafl.org">www.scpafl.org</a>   |