

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

**Comment Document – Initial Submittal**

PROJECT NAME:	THE GOOD POUR - PD FDP AS AN ENGINEERED SITE PLAN	PROJ #: 23-20500021
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	11/02/23	
RELATED NAMES:	Z2023-021	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	04-21-29-523-0000-0010	
PROJECT DESCRIPTION	PROPOSED PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN FOR A COMMERCIAL RETAIL ON 0.74 ACRES IN THE COMMERCIAL ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SR 434, WEST OF WEKIVA SPRINGS RD	
NO OF ACRES	0.74	
BCC DISTRICT	3-Lee Constantine	
LOCATION	ON THE SOUTH SIDE OF SR 434, WEST OF WEKIVA SPRINGS RD	
FUTURE LAND USE-	COM	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MICHAEL HUSKA TGPL, LLC 210 NOB HILL CIR LONGWOOD FL 32779 (321) 239-9753 MIKEHUSKA@MAC.COM	JASON MAHONEY, PE NV5, INC 6200 LEE VISTA BLVD STE 400 ORLANDO FL 32822 (321) 436-5229 JASON.MAHONEY@NV5.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.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Staff recognizes that opportunities to increase plantings onsite to come into compliance with the standard buffer requirements is limited. However, please provide a parking lot landscaping calculation in accordance with Per Sec. 30.1292. and add trees throughout the site where possible.	Unresolved
2.	Buffers and CPTED	Please provide a table that indicates quantity, species, and size of plants proposed onsite. This needs to include any trees provided for the parking lot landscaping requirements and the plants for the proposed hedges.	Unresolved
3.	Environmental Services	All Seminole County owned utility main lines outside of the public right of way are required to be provided a 20 ft wide (10 ft each side) utility easement along the centerline of the pipe, 10 ft wide (5 ft each side) for utility service lines. There is an existing 8" PVC potable water main that runs along the eastern property boundary of this development. The 8" PVC potable water main is provided with a utility easement to the east but lacks a utility easement to the west. Please provide a 10 ft wide utility easement along the entire length of your eastern property boundary. This provided utility easement would be sufficient for both the 8" potable water main and well as the existing public fire hydrant located on this development. Additionally, please provide a 5 ft wide utility easement all around the potable water meter and along the length of the water service line feeding it from the potable water main. See attached <b>"SCUD Utility Easements" document in the Resources folder for reference. Proposed easements shown on the plans need to be recorded with the Seminole County Clerk before final utility clearance approvals can be granted.</b>	Unresolved
4.	Planning and Development	Directional arrows for ingress/egress need to be shown on the Final Development Plan.	Unresolved
5.	Planning and Development	Please show the location of the a/c unit on site and state if it will be on the roof or ground. Condition P in the development order requires the mechanical equipment be screened from view from residential properties and/or public rights-of-way. Please show an elevation to show that this condition is met.	Unresolved
6.	Planning and Development	The photometric plan shows an electric transformer that does not appear to be within the boundary of the subject site. Please relocate within the boundary of the site. If this is an existing transformer, please place a note on the plans stating that it is existing.	Unresolved
7.	Planning and Development	Per Sec. 30.1234(a)(1) - The photometric plan shows foot candles that exceed 0.5. Please revise the photometric plan to show that the foot candles do not exceed 0.5.	Unresolved
8.	Planning and Development	Please dimension parking spaces to show the length and the width.	Unresolved
9.	Planning and Development	If a dumpster is proposed please provide the location on the site plan and show the dimension and the required landscape around the dumpster enclosure, Per Sec. 30.1233(a).	Unresolved
10.	Planning and Development	Provide the existing finished floor elevation and state it on the building envelope on the site plan.	Unresolved

11.	Planning and Development	Please provide the impervious calculation under the Site Data table.	Unresolved
12.	Planning and Development	Please provide the existing cross access agreement for the site.	Unresolved
13.	Planning and Development	Please provide an irrigation plan showing how the proposed landscape will be watered.	Unresolved
14.	Public Works - Engineering	The plan provided is not sufficient. If this is actually an FDP as and engineered site plan, enough engineering detail is required to ensure that the site meets current requirements. There are no stop signs and stop bars shown. It is not clear if the handicapped parking spaces and ADA path are correct. Are there handicapped parking signs and are they correct.	Unresolved
15.	Public Works - Engineering	Is this part of a master drainage system. Provide documentation.	Unresolved
16.	Public Works - Engineering	Provide a topographic survey showing the ADA path meets requirements.	Unresolved
17.	Public Works - Engineering	Additional comments may be generated on resubmittal.	Unresolved
18.	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. No action required at this time.	Info Only
19.	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. No action required at this time.	Info Only
20.	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. No action required at this time.	Info Only
21.	Environmental Services	This development is within Seminole County's sanitary service area but there are no sanitary sewer lines nearby so this development will remain on septic. Please contact the Florida Department of Health to verify that the existing septic system on site is in still suitable for the proposed change of building use as well as if there is any concern for the existing septic system on site encroaching into the property boundary of parcel 04-21-29-519-0000-0020 (if the septic system is intended for shared use with parcel 04-21-29-519-0000-0020 then there is likely no concern).	Info Only
22.	Planning and Development	Site lighting poles cannot exceed sixteen (16) feet in height, and are required to be shielded per Sec. 30.1234 (2)(A). This information can be provided when you submit a separate building permit for site lighting.	Info Only
23.	Planning and Development	Any change to the existing sign will require a separate building permit.  **If the Applicant is proposing anything more than a face change it may require a complete rebuild of the sign. ***  Per SCLDC Sec. 30.1246(b)(2) – Nonconforming Signs, If the existing sign exceeds the maximum allowable height of fifteen (15) feet, the sign shall be brought into conformity.	Info Only

		The Applicant may apply for a sign height variance; the variance must be approved by the Board of County Commissioners.	
24.	Planning and Development	All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.1234. - Outdoor lighting requirements.	Info Only
25.	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.1233. – Miscellaneous design standards.	Info Only
26.	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.	Info Only
27.	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)	Info Only
28.	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)	Info Only
29.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 04-21-29-523-0000-0010 is 2648 W SR 434 Longwood 32779. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to.	Info Only
30.	Public Safety - Addressing	When the "True Value Hardware Plaza" signage is removed and the new signage is installed, only the business name should be used, signage should not indicate that the property is a Plaza as it is not.	Info Only
31.	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 Any changes will be required to maintain these requirements.	Info Only
32.	Public Safety - Fire Marshal	Any modifications to the structure will be required to be permitted and be in accordance with NFPA 1 and NFPA 101 2018 editions and any additional NFPA requirements.	Info Only

### **Changemark Comments:**

Planning and Development	Change mark: Required Open Space Please state under the site data what will be counted toward open space.	Unresolved
Planning and Development	Change mark: Zoning and Future Land Use Please revise to exclude the verbiage that states existing and proposed from the Zoning and Future Land Use. Please just state the Zoning and Future Land Use only.	Unresolved
Planning and Development	Change mark - Building Height Please revise the proposed building height to state existing building height.	Unresolved

## 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	STATUS	REVIEWER
Public Works - Impact Analysis	No review Required	Jose Gomez
Planning and Development	Corrections Required	Annie Sillaway
Public Works - Engineering	Corrections Required	Jim Potter
Public Safety - Addressing	Approved	Tiffany Owens
Public Safety - Fire Marshal	Approved	Matthew Maywald
Environmental Services	Corrections Required	James Van Alstine
Buffers and CPTED	Corrections Required	Maya Athanas
Natural Resources	Approved	Sarah Harttung
Building Division	Approved	Jay Hamm

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:
11/29/23	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Jim, James, Maya
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: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a>  <b>NOTE:</b> 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>