

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	ADULT TOY STORAGE - SITE PLAN	PROJ #: 26-06000009
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	3/09/26	
RELATED NAMES:	EP BRYAN POTTS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-21-31-300-0140-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN TO CONSTRUCT A WAREHOUSE FACILITY ON 2.98 ACRES LOCATED ON THE NORTHWEST SIDE OF SIDE OF W SR 426, NORTHWEST OF ALOMA WOODS	
NO OF ACRES	2.98	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	C-3	
LOCATION	ON THE NORTHWEST SIDE OF W SR 426, NORTHWEST OF ALOMA WOODS	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
IRA BELLINKOFF COLLECTION 674 OVIEDO LLC 1950 LEE RD WINTER PARK FL 32789 (407) 375-2036 [REDACTED]	BRYAN POTTS TANNATH DESIGN INC 2494 ROSE SPRINGS DR ORLANDO FL 32825 (407) 982-9878 [REDACTED]	

The DRC Agenda can be found [HERE](#).

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

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	Based on the use of automobile storage, the maximum building height of thirty-five (35) feet, and FAR provided, the property has land use intensity of VIII for the purposes of calculating the required buffers.	Info Only
2.	Buffers and CPTED	The Cross Seminole Trail is considered a local road and SR 426 is considered an arterial road in calculating buffers.	Info Only
3.	Buffers and CPTED	Buffer widths and opacities are required as follows: North (adjacent to the cross Seminole trail)- width of ten (10) feet, opacity of 0.2, 2 plant unit groups per 100 linear feet. South (adjacent to SR 426)- width of fifteen (15) feet, opacity of 0.4, 2.25 plant unit groups per 100 linear feet Please update the landscape plan to depict this information.	Unresolved
4.	Buffers and CPTED	Per SCLDC Sec. 30.14.16 (c), when ten (10) or more trees are required to be planted to meet buffer requirements, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. The minimum number of species to be planted are indicated below: Required # of Trees Planted vs Minimum # of Species 1020 : 2 2130 : 3 3140 : 4 41+ : 5 The project appears to require more than 41 trees, therefore, please proposed two (2) additional tree species for planting requirements.	Unresolved
5.	Buffers and CPTED	If parking values change, please ensure planting requirements are updated as well to reflect new required parking in accordance with SCLDC Sec. 30.14.13	Unresolved
6.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
7.	Building Division	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
8.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
11.	Environmental Services	On Sheet C-4.0: Utility Plan, please specify the pipe material for the 8" PVC WM and 4" PVC FM such as 8" DR18 PVC WM and 4" DR18 PVC FM. Please specify the pipe material of the 8" fire line such as 8" DR14 PVC fire line. Please specify the pipe material of the 2" PVC water service lines such as 2" SCH40 or SCH80 PVC water line. Specify the material of the water service lines between the service saddles and the water meters such as 1" SDR 9 PE tubing water	Unresolved

		service. Specify the material of the HDPE directional drill such as 4" SDR 11 HDPE. Specify the pipe material of the 2" PVC force main such as 2" SDR 9 PE tubing force main or 2" SCH80 PVC FM. Specify the pipe material for the 6" and 8" gravity sewer such as 6"/8" SDR 26 or SDR 35 PVC.	
12.	Environmental Services	On Sheet C-4.0: Utility Plan, the 8" gate valve at the property line can be removed if desired as it is not necessary.	Info Only
13.	Environmental Services	On Sheet C-4.0: Utility Plan, please provide callouts for the connections of the water meters to the 8" WM such as 8"x1" service and 8"x2" service saddle. Ensure consecutive service saddles installed on opposite sides of a WM are spaced at least 18 inches apart from each other. Provide callouts for the water service lines up to the water meters such as 1" SDR 9 PE tubing and 2" SDR PE tubing. Update the irrigation meter and BFP size to be 1" per the requirements of Sheet L-5: Irrigation Details.	Unresolved
14.	Environmental Services	Please provide water demand calculations to justify the size of the water meter requested (2"). Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type. Please include separate water demands in the form of maximum operating flow (in gpm) for any hose bibbs or air conditioning units proposed for the development as well.	Unresolved
15.	Environmental Services	On Sheet C-4.0: Utility Plan, please provide a small table or note listing the anticipated water and sewer demand (in GPD) for this development. This is used for water/sewer capacity reservation purposes.	Unresolved
16.	Environmental Services	On Sheet C-4.0: Utility Plan, please provide additional pipe conflict callouts for the crossing of the proposed 8" DR14 PVC fire line with the proposed 2" PVC water service line, the crossing of the proposed 8" DR14 PVC fire line with the proposed 15" HP storm line, and the crossing of the proposed 2" PVC water service line with the 15" HP storm line.	Unresolved
17.	Environmental Services	On Sheet C-4.0: Utility Plan, please provide the invert for the building 2 cleanout.	Unresolved
18.	Environmental Services	On Sheet C-4.0: Utility Plan, be advised that mainline sewer between manholes and wet wells are typically 8", not 6".	Info Only
19.	Environmental Services	On Sheet C-4.0: Utility Plan and Sheet C-4.1: Force main Boring Plan, please revise the 4" gate valves to be 4" plug valves instead.	Unresolved
20.	Environmental Services	On Sheet C-4.0: Utility Plan and Sheet C-4.1: Force main Boring Plan, please revise the alignment of the FM to the southwest side or the northeast side of the proposed driveway entrance so that an above ground combination air valve (CAV) can be installed at the high point between the 4" plug valve and the HDPE direction drill. Please draw-in and callout the aboveground CAV.	Unresolved

21.	Environmental Services	On Sheet C-4.0: Utility Plan and Sheet C-4.1: Force main Boring Plan, please draw-in and callout 4" SDR 11 HDPE MJ adapters and 4" down bends on each side of the road where the pipe material changes from HDPE to PVC. Additionally, please draw-in and callout the approximate extents of the directional drill bore pits on both sides of the road.	Unresolved
22.	Environmental Services	On Sheet C-4.0: Utility Plan and Sheet C-4.1: Force main Boring Plan, please update the FM connection to be the following: Wet tap existing 16" FM with 16"x4" tapping sleeve and valve.	Unresolved
23.	Environmental Services	On Sheet C-4.1: Force main Boring Plan, please revise the minimum vertical separation between the proposed 4" FM and the existing 16" WM to be 12" (not 6") per 62-555-314 F.A.C.	Unresolved
24.	Environmental Services	On Sheet C-4.0: Utility Plan, please specify that the proposed fire hydrant will be private by updating the callout accordingly such as "private fire hydrant".	Unresolved
25.	Environmental Services	On Sheets C-8.0 and C-8.1: Utility Details, please add the following Seminole County standards details: SD104, SD 113, SD 115, SD 203, SD 211, SD 301, SD 302, SD 304, SD 305, and SD 310. Please remove the following Seminole County standards details: SD 103, SD 110, and SD 201.	Unresolved
26.	Environmental Services	On Sheet C-4.0: Utility Plan, please update the WM connection callout to be the following: Wet tap existing 16" PVC WM with 16"x8" tapping sleeve and valve.	Unresolved
27.	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
28.	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
29.	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)	Unresolved
30.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
31.	Natural Resources	Show how the grade within the dripline of the 24" oak on the eastern property line will be maintained. All preserved trees shall have their natural soil level	Unresolved

		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)	
32.	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)	Unresolved
33.	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) The cumulative DBH of protected non-specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.	Unresolved
34.	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
35.	Natural Resources	Identify the oak trees to species. Coordinate with the reviewer for assistance.	Unresolved
36.	Natural Resources	Live oaks should not be planted as close to the proposed buildings parking lots, and drainage structures as shown on the plans. Unless root barriers will be installed before the trees are planted, they should be moved to at least 4 feet from any infrastructure or impervious surface.	Unresolved
37.	Natural Resources	Recalculate the required tree replacement. See comments for details. Contact the reviewer with questions.	Unresolved
38.	Natural Resources	The two oaks (10" and 20") on the eastern property line may need to be removed to accommodate the grading and the drive isle. Revisit the landscape plan. 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)	Unresolved
39.	Natural Resources	Replace the Japanese privet with a Florida-Friendly species, such as Florida privet, pittosporum, Walter's viburnum, or Simpson's stopper.	Unresolved
40.	Natural Resources	The oak trees proposed on the eastern property line will directly conflict with the saved trees. Plant them elsewhere on the site, or remove them entirely.	Unresolved
41.	Natural Resources	Show the driplines/tree protection zones of the saved trees on the paving, grading, and drainage plan. The dripline/tree protection zone is calculated as 1 foot for every 1 inch in diameter.	Unresolved
42.	Natural Resources	Maximum required tree replacement: 90 inches/acre * 3 acres = 270 inches. No applicant may be required to replace more than ninety caliper inches per acre	Info Only

		(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)	
43.	Planning and Development	On page C2.0 Site Plan, please clarify what the relocation and conversion of the billboard means. Include proposed work.	Unresolved
44.	Planning and Development	No outdoor advertising sign may be permitted within three hundred (300) feet of any trail corridor, except for such signs, and reconstruction of such signs, which existed prior to the enactment of Sec. 30.13.13 (2003). The sign as existing in its original location is conforming, but please note that reconstruction does not include relocation. Please depict the setback from the billboard location to the trail's corridor.	Unresolved
45.	Planning and Development	What kind of use is the clubhouse proposed to be? Are there food, beverage, or alcohol sales? Please clarify on page C2.0 Site Plan.	Unresolved
46.	Planning and Development	On page C2.0 Site Plan, please state each proposed building height and give dimensions of the building in the site data table.	Unresolved
47.	Planning and Development	Please provide bicycle parking in accordance with SCLDC Sec. 30.11.7.1 https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT11PALORE_S30.11.7MIDEST	Unresolved
48.	Planning and Development	On page C2.0, please provide the actual setback values from each structure to property liens next to the required setback values in the site data.	Unresolved
49.	Planning and Development	On page C2.0 Site Plan, please indicate the zoning and Future Land Use of the surrounding properties.	Unresolved
50.	Planning and Development	Please dimension the rear yard setback from the property line to the building at the closest point. Please advise, in no case shall the rear yard setback be smaller than the required buffer width.	Unresolved
51.	Planning and Development	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 that maintenance of the pond is not impeded. Plans shall be reviewed	Unresolved

		and approved by the Natural Resource Officer or designee. Please show compliance through plantings for the pond as applicable and amenities.	
52.	Planning and Development	Please dimension the landscape buffer widths on both the Site Plan and Landscape pages.	Unresolved
53.	Planning and Development	Outdoor advertising signs may be constructed, reconstructed, or relocated pursuant to an Agreement executed between Seminole County and the property owner and the outdoor advertising sign owner. Any consideration of an outdoor advertising sign agreement should include removal of at least four (4) existing outdoor advertising signs or faces in unincorporated Seminole County in exchange for one (1) sign to be reconstructed, constructed or relocated in unincorporated Seminole County. Please see SCLDC Sec. 30.13.13 for more information at the following link: https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT13SIRE_S30.13.13OUADSIAG Please also see the following link to the outdoor advertising agreement application: https://www.seminolecountyfl.gov/docs/default-source/pdf/billboard-05-2023-ada.pdf?sfvrsn=89dc9ce3_3	Unresolved
54.	Planning and Development	On Site Plan page C2.0, please update required parking values to also reflect the clubhouse portion. Parking calculation should depict the parking required for each use proposed.	Unresolved
55.	Planning and Development	On Page C2.0 Site Plan, The parking provided states five (5) spaces, but I only can see four (4) proposed spaces. Please clarify.	Unresolved
56.	Planning and Development	Please depict water use zones on the irrigation plans in accordance with SCLDC Sec. 30.14.16(i) https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Unresolved
57.	Planning and Development	Is a rain sensor being proposed as part of the irrigation system? Please notate on the irrigation plans. A rain sensor device or switch shall be required on any newly installed automatic irrigation system.	Unresolved
58.	Planning and Development	Please provide hours of operation on the Site Plan page, C2.0.	Unresolved
59.	Planning and Development	Please note, fence review will be conducted at time of building permit. Height will be taken from grade. Fences and walls are limited to a maximum height of six (6) feet six (6) inches within the front setback and eight (8) feet within the side and rear yard setbacks except as required to maintain visibility.	

		Notwithstanding any other provisions of this Code, fences shall not be located within a designated buffer.	
60.	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 database 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
61.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only
62.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only
63.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
64.	Public Safety - Addressing	On C-2.0 Site Plan and C-1.0 Demo add the directional West to W STATE ROAD.	Unresolved
65.	Public Safety - Addressing	On C-2.0 Site Plan and C-1.0 Demo , please remove the reference located under the street name "Also Known As Aloma Avenue". W SR 426 is the correct street name for this segment of right of way. The section that this property abuts is W SR 426. The section from SR 417 to Red Bug Lake Rd & W Mitchell Hammock Rd is W SR 426. Aloma Ave is the area West of SR 417 to the Orange County line. This was named on Resolution 88-R-361. To review the resolution, see this link.	Unresolved
66.	Public Safety - Addressing	On C-2.0 Site Plan and C-1.0 Demo, please add the adjacent parcel numbers 30-21-31-300-0120-0000 (located west of the subject parcel), 29-21-31-300-0160-0000 (located to the east of the subject parcel) & 29-21-31-300-028A-0000 (located north of the subject parcel)	Unresolved
67.	Public Safety - Addressing	On C-2.0 Site Plan and C-1.0 Demo , please remove STATE ROAD 426 from the title bar and under SITE DATA, Property location. The address fees and address will be assigned in conjunction with a building permit.	Unresolved
68.	Public Safety - Addressing	On C-0.0 Cover, please remove STATE ROAD 426 from the title bar and from the middle of page. An address will be assigned in conjunction with a building permit.	Unresolved
69.	Public Safety - Addressing	SITE/FLOOR PLAN) Developers of commercial sites that have been approved through the Development Review process are required to coordinate individual addressing, prior to submitting building permits. This	Info Only

		can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of the Development Review approved site plan and approval letter. The site plan is to indicate adjacent road names, entrance locations, subject and adjacent parcel numbers and north arrow . This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose the address for this building. The proposed address is required to be placed on the plans and submitted with the building permit application package. If the address is incorrect on the construction plans permit submittal, it will be required to be corrected. (Addressing Policy)	
70.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, 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)	Unresolved
71.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
72.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
73.	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.	Unresolved
74.	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 with-in 100 feet of the fire hydrant if standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Unresolved
75.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second	Unresolved

		<p>entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 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, 16.5.3.1). 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 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.</p>	
76.	Public Safety - Fire Marshal	If proposed gates are electric, a fire department knox key switch and SOS shall be provided.	Unresolved
77.	Public Safety - Fire Marshal	Proposed gates shall open to a minimum 20 ft clear width.	Unresolved
78.	Public Safety - Fire Marshal	<p>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</p>	Unresolved
79.	Public Safety - Fire Marshal	At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to ensure they will meet the requirements for the needed fire flow calculations of the structure.	Unresolved
80.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
81.	Public Works - Engineering	Please better detail the site plan. There are multiple items that are not labeled. Flume, Stop Bar and Stop sign (30"), Radii of all curves to name a few.	Unresolved
82.	Public Works - Engineering	The dimensioning of the site does not seem sufficient. Please tie the dimensions to one or more points.	Unresolved
83.	Public Works - Engineering	Please consider reducing the drive aisle along the front of the building. This will reduce impervious and does not seem needed.	Unresolved

84.	Public Works - Engineering	How will the entry gate open. A slide gate would go into the pond. Please show the card access point as well.	Unresolved
85.	Public Works - Engineering	Please show the correct ADA parking sign statute F.S. 316.1955 in the detail. Please use the verbiage from the County detail in the Public Works Engineering Manual Detail T-19	Unresolved
86.	Public Works - Engineering	Please provide a stop bar and lettered STOP at the exit to the gated area.	Unresolved
87.	Public Works - Engineering	Will there be a gate at the sidewalk connection to the ROW. Please label.	Unresolved
88.	Public Works - Engineering	Please note at the pre-construction meeting a SJRWMD permit, FDOT Drainage Connection Permit and FDOT driveway connection permit will be required.	Info Only
89.	Public Works - Engineering Jim Potter 4/8/26 8:53 PM	How will the northwest building's roof be pitched. All building area has to be collected and routed to the interior of the lot. Will there be roof drains, gutters or what.	Unresolved
90.	Public Works - Engineering	Please note that over 5000 cubic yards of export requires a dredge and fill permit. Please show a cut and fill analysis showing less than 5000 cubic yards of export.	Unresolved
91.	Public Works - Engineering	There is some concern with the grading of the pond on the west side of the site. It appears that there may be a small contributing area from the adjacent site. Either show positive bypass from that side or lower the pond berm to natural grade to allow that drainage to go into the site. With the provided freeboard this should not affect the pond design.	Unresolved
92.	Public Works - Engineering	Please verify the pavement section base material. Coquina Base is allowed but not typical in this area.	Unresolved
93.	Public Works - Impact Analysis	No TIS Report is Required, 3 peak hour trips generated are less than requirement (50 Peak Hour trips).	Info Only

Agency / Department Reviewers 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	Contact	Status
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	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	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	No Review Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/9/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Kaitlyn Apgar, James Van Alstine, Natural Resources, Becky Noggle, Amy Curtis, Matthew Maywald, Jim Potter

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.stml>

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	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