

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](#).

PROJECT NAME:	CONNECTION POINT - SITE PLAN	PROJ #: 25-06000018
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	4/16/25	
RELATED NAMES:	EP WILLIAM ZEH	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-21-31-300-007A-0000++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A COMMERCIAL AND WHOLESALE ON 8.78 ACRES IN THE IND ZONING DISTRICT LOCATED ON THE NORTH SIDE OF CONNECTION PT, WEST OF W SR 426	
NO OF ACRES	8.78	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	IND	
LOCATION	ON THE NORTH SIDE OF CONNECTION PT, WEST OF W SR 426	
FUTURE LAND USE-	C-3	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
THOMAS MCNAMARA CPCC OVIEDO LLC 2544 CONNECTION PT OVIEDO FL 32765 (407) 694-1349 [REDACTED]	WILLIAM ZEH MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 [REDACTED]	

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 provide a landscape plan and irrigation plan. All plantings are required to be irrigated.	Unresolved
2.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Unresolved
3.	Buffers and CPTED	The required buffers are as follows: South (adjacent to Connection Pt)- 0.2 opacity, ten (10) foot wide, 1 plant unit group per 100 linear feet West (adjacent to SR 417) - 0.4 opacity, fifteen (15) feet wide, 2.25 plant unit groups per 100 linear feet Please depict the widths of the buffers on page C004 as well as on landscape plans (to be provided).	Unresolved
4.	Buffers and CPTED	Based on the FAR of 0.337 and max building height of 35 feet, this property has a Land Use Intensity of VIII.	Info Only
5.	Buffers and CPTED	On page C004, please provide the hours of operation and the proposed building height of each structure.	Unresolved
6.	Buffers and CPTED	Please indicate what plant unit group is chosen for each buffer. Please see the following link for descriptions of plant unit group options https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU	Unresolved
7.	Buffers and CPTED	Please see the following link to our code and the Florida Friendly UF Landscaping guide for permitted plants: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE https://ffl.ifas.ufl.edu/plants/	Info Only
8.	Buffers and CPTED	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 10—20 : 2 21—30 : 3 31—40 : 4 41+ : 5	Unresolved
9.	Buffers and CPTED	Please depict parking lot landscaping. A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as	Unresolved

		required under this Section. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA	
10.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
11.	Building Division	-Permitting Requirements for Future Proposed Construction or Demolition- - 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, etc...	Info Only
12.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
13.	Building Division	- Separate demolition permits are required for the demolition of the existing structures.	Info Only
14.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
15.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
16.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
17.	Environmental Services	On Sheet C001: Cover Sheet, please update the water/wastewater utility provider contact information to be (407) 665-2024.	Unresolved
18.	Environmental Services	On Sheet C200: Utility Plan, please update the SP-04 invert callout for manhole SS-03 to be OUT, not IN. Please update the SP-04 invert callout for manhole SS-05 to be IN. not OUT. Additionally, please revise the inverts for SP-04 as the pipe inverts are not flowing by gravity in the intended direction.	Unresolved
19.	Environmental Services	Please provide the private pump station design drawings in this plan set.	Unresolved
20.	Environmental Services	On Sheet C200: Utility Plan, please update force main note 5 to be a 4" plug valve, not a 4" gate valve.	Unresolved
21.	Environmental Services	On Sheet C200: Utility Plan, please clarify the proposed method of road crossing for the 4" PVC FM. Will this open-cut or direction drill? Assuming this will be an open-cut, please provide a callout with the extents of the roadway to be cut and restored. Additionally, for the publicly owned portion of the FM in the ROW, please provide a plan and profile sheet showing the vertical alignment of the FM and the avoidance of existing infrastructure/potential conflicts.	Unresolved
22.	Environmental Services	On Sheet C200: Utility Plan, please specify the method of connection of the 4" PVC FM to the existing FM such as: WET TAP EXISTING 8" PVC FM WITH 8"X4" TAPPING SLEEVE AND VALVE.	Unresolved
23.	Environmental Services	On Sheet C200: Utility Plan, please note that an 8" water master meter is grossly oversized for the anticipated water	Unresolved

		demands of this development which is 13.8 gpm at peak hour per your water report. These warehouses can be serviced by a single 5/8"x3/4" water meter (max 15 gpm) or by a 3/4" water (max 25 gpm) if we want to be conservative. If the warehouses are to be utilized by the same entity, we can use a single water meter with multiple downstream water connections to each warehouse. If you are planning on leasing out warehouses to separate entities, we could do a water meter bank so that each warehouse has its own water meter if desired. Regardless, please revise the proposed 8" water master meter to be an 8" DDCVA instead and revise all downstream WM to be fire main instead. The x3 downstream DDCVAs can be removed in favor of FDC mounted on a check valve or downstream of a check valve to isolate each FDC for each warehouse. Remove (or replace with check valves) all gates valves downstream of the master DDCVA. Revise your water service connection(s) to be upstream of the master DDCVA (for instance upstream of the onsite 8" gate valve and bend the PE tubing over to a 1" water meter south of the master DDCVA).	
24.	Environmental Services	On Sheet C200: Utility Plan, I recommend replacing the 8"X6" tee to the west of the Warehouse A fire hydrant/FDC with an 8"x6" reducer and a 6" 90-degree bend instead as the blowoff assembly is unnecessary and the water service connection will be separate.	Unresolved
25.	Environmental Services	On Sheet C200: Utility Plan, please provide a pipe conflict callout/detail for the following crossings: the 6" PVC fire line with the 18" HPPP storm line, the 6" PVC WM with the 30" HPPP storm line, the 8" WM with the 6" PVC fire line (x2), the 6" PVC fire line with the 30" HPPP storm line, the 6" PVC fire line with the 8" PVC gravity sewer main, the 6" PVC fire line with the 8" HPPP storm line, the 6" PVC fire line with the 24" HPPP storm line, the 6" PVC fire line with the 4" PVC FM, the 8" PVC gravity sewer main with the 12" HPPP storm line, and the 8" PVC gravity sewer main with the 24" HPPP storm line, and the 4" PVC FM with the 24" HPPP storm line.	Unresolved
26.	Environmental Services	On Sheet C200: Utility Plan, please draw-in and callout a utility easement for the proposed 8" DDCVA/1" water meter. I have provided a sketch showing the dimensions of the proposed utility easement that we're looking for in the Resources folder on eplan.	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	Info Only

		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.	
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	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
32.	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
33.	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)	Unresolved
34.	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)	Unresolved
35.	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
36.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
37.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Unresolved
38.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for	Unresolved

		removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	
39.	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)	Info Only
40.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Unresolved
41.	Natural Resources	It appears the site was cleared and wetlands were impacted without permits. Provide documents pertaining to the mitigation of the on-site wetlands and a tree survey dated prior to the clearing.	Unresolved
42.	Natural Resources	Provide a landscaping plan.	Unresolved
43.	Planning and Development	Is parcel #29-21-31-300-001E-0000 part of the project? This parcel technically retains PD zoning and should not be included in this site plan request. Please ensure that the parcel is not included on the cover page or site plan page.	Unresolved
44.	Planning and Development	On page C004 Site Plan, please depict the complete boundary of the site clearly and provide linear dimensions as well as metes and bounds description.	Unresolved
45.	Planning and Development	Please provide solid waste contained locations labeled on page C004 and provide enclosure details in accordance with SCLDC Sec. 30.14.15. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building,	Unresolved
46.	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 and approved by the Natural Resource Officer or designee.	Unresolved

		Please demonstrate compliance with this section by proposing the amenities and landscaping required in order to count the stormwater pond as open space.	
47.	Planning and Development	On page 004 Site Plan, please revise required parking stated and calculation to be compliant with the following requirement per SCLDC 30.11.3 for Warehouse uses: 1 space / 2 employees, plus 1 space / company vehicle	Unresolved
48.	Planning and Development	On page C004 Site Plan, please dimension parking spaces on the plan.	Unresolved
49.	Planning and Development	On page C004 Site Plan, please ensure the updated parking ratio is compliant with SCLDC 30.11.6; a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet. Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18).	Unresolved
50.	Planning and Development	On page C004 Site Plan, please dimension each structure on the plan.	Unresolved
51.	Planning and Development	On page C004 Site Plan, please state each proposed building height and give dimensions of the building in the site data table.	Unresolved
52.	Planning and Development	If the parcels are to remain uncombined, property setbacks should be depicted from each property. Otherwise, please combine the parcels. Please submit the following to kapgar@seminolecountyfl.gov to combine parcels: https://www.seminolecountyfl.gov/docs/default-source/pdf/lot-combination-ada.pdf?sfvrsn=bb071a68_3 Please note, PID #29-21-31-300-001E-0000 cannot be included in the request without pursuing a rezone for the property.	Unresolved
53.	Planning and Development	On page C004 Site Plan, please dimension the setback from each structure to the property line. The actual proposed distance from property line should be depicted.	Unresolved
54.	Planning and Development	Is a sign being proposed? If so, please show location.	Unresolved
55.	Planning and Development	On page C004 Site Plan, please give net buildable acreage calculation in accordance with the following definition; 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
56.	Planning and Development	On page C004 Site Plan, please show setbacks from wetlands, as applicable. The wetland buffer is a fifteen (15) foot minimum, twenty-five (25) foot average.	Unresolved
57.	Planning and Development	Please clarify/specify the warehouse use.	Unresolved
58.	Planning and Development	Please provide bicycle parking in accordance with SCLDC Sec. 30.11.7.1 https://library.municode.com/fl/seminole_county/codes/land	Unresolved

		development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST	
59.	Planning and Development	If a property owner's association will be created to maintain common areas, please submit those documents for review.	Unresolved
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) 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
62.	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
63.	Public Safety - Addressing	(POSTING) For plazas and commercial type occupancies having multiple addresses, in addition to each building structure being properly posted, the range of the addresses shall be posted on the main plaza or occupancy sign, visible in both directions from the street. SCLDC SEC 90.5(6)	Info Only
64.	Public Safety - Addressing	POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.	Info Only
65.	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
66.	Public Safety - Addressing	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, tenants, or similar projects such as commercial office buildings, multi-residential apartments or plazas that have been approved through the Development Review process are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of the Development Review approved site plan and approval	Info Only

		letter. The site plan is to indicate adjacent road names, entrance locations, subject and adjacent parcel numbers, north arrow and a floor plan layout which indicates all possible tenant divisions for each floor of the building. 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 and indicate on each floor plan for each permit, the assigned unit number for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.	
67.	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
68.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)	Info Only
69.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing addresses on the property, parcel 29-21-31-300-007A-0000 is 2555 Connection PT, Oviedo, FL 32765 and parcel 29-21-31-300-0070-0000 is 2545 & 2547 Connection PT, Oviedo, FL 32765 . Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database. These addresses will not be assigned to the new proposed structures.	Info Only
70.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
71.	Public Safety - Addressing	(Development Name) The complex name CONNECTION POINT COMMERCIAL CENTER, has been approved for use. The property owner confirmed this is the name and it will not be posted on signage. The business names will be posted on signage. 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) (email: addressing@seminolecountyfl.gov).	Info Only
72.	Public Safety - Addressing	(Prior to Building Permit Submittal- UNIT NUMBERS/MULTIPLE OCCUPANTS) Approved sites with multiple occupants are required to coordinate individual addressing, prior to submittal of building permits. You will need to submit to our office the floor plans for every occupied tenant space on every floor, showing each tenants ingress/egress, walls, doors, street names, north arrow and site location layout. Addressing will provide you	Info Only

		the proposed unit numbers for each occupied tenant space, which are to be labeled on the construction plans as unit or suite #. The submitted floor/construction plans submitted to the Building Department during permit application, will require the correct building address and unit numbers of the subject tenant space and the unit numbers for the adjacent tenant spaces.. If any part of the building address or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. (Addressing Policy)	
73.	Public Safety - Addressing	Please correct the site plan name from CONNECTION POINT - INDUSTRIAL CPCC to CONNECTION POINT COMMERCIAL CENTER on all pages and title blocks.	Unresolved
74.	Public Safety - Addressing	On Sheets C003 DEMOLITION AND EROSION CONTROL PLAN, C800 VEHICLE TURN AROUND, C004 SITE PLAN & C100 GEOMETRY PLAN kindly include the adjacent parcel numbers 29-21-31-300-0060-0000 (situated to the southeast of the subject parcel) and 29-21-31-300-006A-0000 (situated to the northeast of the subject parcel). Please refrain from labeling the subject parcels, since there's four of them and the properties may be combined (if applicable). The subject parcels are already labeled on the cover sheet and other sheets, which is adequate.	Unresolved
75.	Public Safety - Addressing	Will the subject parcels be combined? Subject Parcels are 29-21-31-300-0070-0000, 29-21-31-300-007A-0000, 29-21-31-300-0080-0000 & 29-21-31-300-001E-0000.	Question
76.	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
77.	Public Safety - Fire Marshal	Please relocate the FDC to the backflow as this is the preferred method for SCFD.	Unresolved
78.	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
79.	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	Unresolved

		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.	
80.	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 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.	Unresolved
81.	Public Safety - Fire Marshal	Please clarify pipe rating and size for the fire lines on the plans.	Unresolved
82.	Public Safety - Fire Marshal	Adequate turning radius does not appear to accommodate the emergency vehicles. 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 Current TRA is 43 ft truck which is incorrect. It also shows a short truck encroaching into parking spaces. Please revise to specs above and also ensuring truck does not encroach into parking spaces.	Unresolved
83.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. NFF shall be provided for all 3	Unresolved

		structures. This information shall also be provided on the utility or TRA plan.	
84.	Public Safety - Fire Marshal	The areas being utilized for the truck turn around shall be striped and signed for no parking to ensure apparatus has room to turn around and this area is not blocked.	Unresolved
85.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
86.	Public Works - Engineering	The Survey provided is not a topographic survey. Provide a signed and sealed Boundary and topographic survey.	Unresolved
87.	Public Works - Engineering	The ADA parking for Warehouse A does not work. It does not appear to have ADA sidewalk access to the building. Please show the anticipated main entrance for each building. The ADA spaces may have to be relocated to the nearest reasonable entrance to the buildings.	Unresolved
88.	Public Works - Engineering	The Grading for several of the ADA spaces do not seem to meet required slopes. Please verify and revise all accordingly.	Unresolved
89.	Public Works - Engineering	There are multiple Stop sign and stop bars that are not provided internal to the site. Provide stop signs and stop bars at all traffic conflict points.	Unresolved
90.	Public Works - Engineering	Please verify all top and bottom of wall elevations around the site. See southwest side for example.	Unresolved
91.	Public Works - Engineering	Detail 801W and detail 930 on sheet C909 do not seem to have the correct information on them. Please revise all accordingly.	Unresolved
92.	Public Works - Engineering	It is not clear that there is positive outfall at elevation 33'. Based on County LIDAR and available information from this project and Alro development downstream there may be obstructions that may make elevation 33' outfall problematic. Staff understands the inlet downstream is elevation 31.6'.	Unresolved
93.	Public Works - Engineering	Where are sections shown on sheet C101 located? The ones shown do not seem to be correct.	Unresolved
94.	Public Works - Engineering	Provide additional details on the outfall weir. It will have to be better stabilized so it will not wash out. The 2' weir is not sufficient.	Unresolved
95.	Public Works - Engineering	Provide a hydraulic analysis for the storm pipe system.	Unresolved
96.	Public Works - Engineering	Staff does not all agree with the pre-development TC. Provide a pre and post development basin map showing TC basin areas, etc. Even if calculated less than 15 minutes it is the minimum pre-development TC I will accept. I do expect it longer than that.	Unresolved
97.	Public Works - Engineering	Staff has concerns with how the roof lines of the buildings will be done. The warehouse building "A" would not be able to be collected with a normal "A" frame roof line and no roof drain or collection is shown for the back of the building. Clearly show the drainage to the front of the building.	Unresolved

98.	Public Works - Engineering	There is a 16' gate to the pond on the west of the site. There is retaining wall at that corner and only a 10' berm on the south side of the pond. How will equipment be able to maintain the pond.	Unresolved
99.	Public Works - Engineering	The pond will have to have a fence around the pond. Clearly show a fence around the pond.	Unresolved
100.	Public Works - Engineering	The retaining walls around the site will also have to have a fence or handrail to protect the drop off. Revise accordingly.	Unresolved
101.	Public Works - Engineering	There is no landscape proposed on the site. No landscaping would be allowed on or in the pond.	Unresolved
102.	Public Works - Engineering	Please verify all detail page references and all details for correctness.	Unresolved
103.	Public Works - Engineering	Due to the number and nature of the comments additional comments may be generated on resubmittal.	Info Only
104.	Public Works - Engineering	Prior to the preconstruction meeting a SJRWMD permit will be required.	Info Only
105.	Public Works - Engineering	Prior to preconstruction meeting an NPDES permit will be required to be submitted.	Info Only
106.	Public Works - Impact Analysis	No Review Required, trips generated (23 PM Pk Hr Trips) < requirement (50 AM or PM Pk Hr 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:
4/2/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Matthew Maywald, Kaitlyn Apgar, Amy Curtis, Sarah Harttung, Becky Noggle, James Van Alstine, 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