

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

Comment Document – Initial Submittal

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| PROJECT NAME: | SEMINOLE SCIENCE SCHOOL EXPANSION - PD FDP AS ENGINEERED SITE PLAN | PROJ #: 24-20500013 |
| APPLICATION FOR: | PZ - PD | |
| APPLICATION DATE: | 10/14/24 | |
| RELATED NAMES: | Z2024-021 | |
| PROJECT MANAGER: | ANNE SILLAWAY (407) 665-7936 | |
| PARCEL ID NO.: | 22-20-30-300-022F-0000+++ | |
| PROJECT DESCRIPTION | PROPOSED PD FDP AS AN ENGINEERED SITE PLAN FOR A CHARTER SCHOOL ON 8.4 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF N US HWY 17-92 AND N RONALD REAGAN BLVD | |
| NO OF ACRES | 8.4 | |
| BCC DISTRICT | 4: LOCKHART | |
| LOCATION | ON THE NORTHWEST CORNER OF N US HWY 17-92 AND N RONALD REAGAN BLVD | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| YALCIN AKIN DISCOVERY EDUCATION HOLDINGS LLC 2427 LYNX LANE ORLANDO FL 32804 (407) 299-6595 AKIN@ORLANDOSCIENCE.ORG | JEFFREY SWISHER KIMLEY-HORN & ASSOCIATES, INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1665 JEFF.SWISHER@KIMLEY-HORN.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/urlit/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 |
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| 1. | Buffers and CPTED | The fence proposed in the north and west buffers is not allowed to impact the buffer areas. Please relocate to the interior edge of the 10' buffer width. | Unresolved |
| 2. | Buffers and CPTED | Since the landscape buffers were proposed and approved as part of the PD rezone, they are considered required. Change the landscape buffer notes on the overall site plan to list the widths and opacities as required. | Unresolved |
| 3. | Buffers and CPTED | List the required buffer opacities on the overall site plan. | Unresolved |
| 4. | Buffers and CPTED | The south buffer opacity calculation is incorrect. 1018 linear feet x 2.25 plant groups (per the 0.4 opacity) results in 23 canopy, 23 understory, and 23 evergreen. Please correct. | Unresolved |
| 5. | Buffers and CPTED | Remove the notes on the landscape plan that mention no buffer being required. All buffers approved as part of the negotiated PD approval are considered required. Dimension all buffers on the landscape plan, as approved on the MDP. | Unresolved |
| 6. | 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 |
| 7. | 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 |
| 8. | 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 |
| 9. | Building Division | Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. | Info Only |
| 10. | 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 |

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| 11. | 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 |
| 12. | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required. | Unresolved |
| 13. | Environmental Services | On Sheet C0.0: Cover, please update the water and sewer contact information to the following: SEMINOLE COUNTY UTILITIES DEPARTMENT 500 WEST LAKE MARY BLVD SANFORD, FL 32773 PHONE: (407) 665-2024 | Unresolved |
| 14. | Environmental Services | On Sheet C1.0 and Sheet C1.1: General Notes, please replace any references to Seminole County Environmental Services Department or Seminole County Water Department to Seminole County Utilities Department instead. | Unresolved |
| 15. | Environmental Services | On Sheet C7.0: Utility Plan, please draw in and callout a proposed 15 ft wide utility easement along the centerline of the proposed 3" water master meter. This 15 ft utility easement should extend from the property/right of way line northward to at least 7.5 ft past the far side of the 3" water master meter. Additionally, please draw in and callout a proposed 15 ft wide utility easement along the centerline of the proposed 4" force main through parcel 22-20-30-513-0000-0020. The 4" force main appears to have adequate utility easement coverage through parcel 22-20-30-516-0C00-0000 already according to the Victoria Square Plat. Please see the file "Victoria Square Plat" in the Resources folder on eplan for reference. | Unresolved |
| 16. | Environmental Services | On Sheet C7.0: Utility Plan, please provide a similar pipe crossing table for the crossing of the proposed 3" PVC water main with the proposed 8" PVC fire line, the crossing of the proposed 3" PVC water main with the proposed 30" HP storm, and the 3 crossings of the proposed 8" PVC fire line with the proposed 30" HP storm. | Unresolved |
| 17. | Environmental Services | On Sheet C7.0: Utility Plan, the slope/inverts for MH-6 to MH-5 aren't consistent with each other. Please revise the proposed invert for MH-6 to be E. INV OUT: 41.13 and maintain the proposed slope of the sanitary sewer main between MH-6 and MH-5 at 0.40% OR revise the proposed slope of the sanitary sewer main from MH-6 to | Unresolved |

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| | | MH-5 to be at 0.52% and maintain the proposed invert for MH-6 at E. INV OUT: 41.38. Similarly, the slope/inverts for MH-2 to MH-1 aren't consistent with each other either. Please revise the proposed invert for MH-1 to be SW. INV IN: 36.75 and maintain the proposed slope of the sanitary sewer main between MH-2 and MH-1 at 0.40% OR revise the proposed slope of the sanitary sewer main from MH-2 to MH-1 to be at 0.45% and maintain the proposed invert for MH-1 at SW. INV IN: 36.59. | |
| 18. | Environmental Services | On Sheet C7.0: Utility Plan, within the sanitary sewer structure table, please update MH-1 to be a public doghouse sanitary manhole. The (drop) can be removed as a drop connection to the proposed doghouse manhole does not appear to be needed. We only require drop connections when invert height difference across a manhole exceeds 2 ft (which does not appear to be the case here as the INV INs are proposed as 36.59/35.14 and the INV OUT is proposed as 35.03). | Unresolved |
| 19. | Environmental Services | On Sheet C7.0: Utility Plan, please update the 3 private sanitary sewer main callouts on parcel 22-20-30-516-0C00-0000 to be public instead of private. These sewer lines service all of the commercial businesses within Victoria Plaza, not just the Seminole Science Charter School building. These sewer lines are already covered by public utility easements and are maintained by Seminole County as well. | Unresolved |
| 20. | Environmental Services | On Sheet C7.0: Utility Plan, please specify all fire hydrants as public or private. The 2 proposed, onsite fire hydrants appear to be private so update the callouts to be "private fire hydrant assembly". Please update the callout for the fire hydrant on Ronald Reagan Blvd (southwest of the project site) to be "public fire hydrant assembly (Seminole County)". Please update the callout for the fire hydrant on parcel 22-20-30-516-0C00-0000 (northeast of the project site) to be "private fire hydrant assembly". | Unresolved |
| 21. | Environmental Services | On Sheet C7.0: Utility Plan, please callout the pipe size and material for the fire lines to the south, north, and east of the 8"x8" cross such as "8" PVC fire line" or "6" PVC fire line". Additionally, please callout all pipe bends for the fire lines such as "90-degree bend". For the FDC fire line, please callout it out as DR-14 pipe or provide a note on the Utility Plan along the lines of "any fire line capable of being charged by the FDC is required to be DR-14 pipe". | Unresolved |
| 22. | Environmental Services | On Sheet C7.0: Utility Plan, along the alignment of the proposed 519 LF of 4" PVC force main, please draw in and provide a callout for a locating wire terminal or plug | Unresolved |

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| | | valve. Locating wire access through a locating wire terminal or a valve box is required at minimum every 500 LF per County standards. See Seminole County standard detail (SD)110 for reference on locating wire access requirements. | |
| 23. | Environmental Services | On Sheet C7.0: Utility Plan, please draw in and callout the proposed 1-1/2" irrigation meter per Sheet L2.00: Irrigation Plan. Also, draw in and callout a 20"x1-1/2" service saddle and a 1-1/2" PE tubing water service line to feed the 1-1/2" irrigation meter. Draw in and callout a RPZ backflow preventer downstream of the irrigation meter as well. See SD 207, SD 208, and SD 211 for reference. | Unresolved |
| 24. | Environmental Services | On Sheet C8.0: Construction Details, please revise the note for the typical private sanitary manhole cover to be "private covers shall not have City of Lake Mary or Seminole County logo/seal on cover". | Unresolved |
| 25. | Environmental Services | On Sheets C9.0 and C9.1: Seminole County Details, please ADD the following Standard Details (SDs): SD 106, SD 108, SD 109, SD 110 (depending if a locating wire terminal is installed on the 4" force main or not), SD 113, SD 115, SD 207, SD 211, SD 303, SD 304 (for the public doghouse manhole), and SD 314. Please REMOVE the following SDs: SD 103 (I'm assuming all of the pipe is proposed to be laid by open cut). | Unresolved |
| 26. | Environmental Services | According to Sheet L1.00: Landscape Plan, the proposed 4" force main appears to be planned to go through a line of trees on its alignment out to the right-of-way connection point. Can the alignment of the force main be changed in any way to prevent it from conflicting with the proposed trees? | Question |
| 27. | Environmental Services | On Page 16 of the Lift Station Report, please select a pump with a minimum pump intake/discharge size of 3". Per Section 17.1 of the Seminole County Utilities Engineering Manual, "the pumps shall be capable of handling raw unscreened domestic wastewater and minimum 3" diameter solid spheres". The proposed lift station pumps will need to be upsized accordingly. | Unresolved |
| 28. | Environmental Services | I've attached any relevant record drawings that we have within your project area. See the "CR427 Utility Relocation 1997" and "Victoria Square Record Drawings 1990" files in the Resources folder on eplan for reference. If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to | Info Only |

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| | | 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. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information. | |
| 29. | Planning and Development | On the site plan sheet under the site data, please provide the parcel numbers of the site. | Unresolved |
| 30. | Planning and Development | On the site plan sheet under the site data, please provide a net buildable calculation breakdown for the Floor Area Ratio (F.A.R.) for the site. | Unresolved |
| 31. | Planning and Development | On the site plan sheet under the site data table, please provide the hours of operation for the school and the field. | Unresolved |
| 32. | Planning and Development | On the site plan sheet under the site data table, please revise the existing use to state the Intended use of Public School Grades 6th thru 12th grade. | Unresolved |
| 33. | Planning and Development | On the site plan, please show the proposed location of the sign for the school. | Unresolved |
| 34. | Planning and Development | On the site plan, please provide a note that states, "Parcel 22-20-30-513-0000-0020 is located in the City of Lake Mary; however, the Developer will comply with the Interlocal Agreement between the City of Lake Mary and Seminole County regarding the development of the school. | Unresolved |
| 35. | Planning and Development | Parcels 22-20-30-300-0150-0000, 22-20-30-300-0160-0000, and 22-20-30-300-022F-0000 will be required to be combined via the lot combination form once the site plan has been approved. | Unresolved |
| 36. | Planning and Development | On the site plan sheet, please dimension all structures. | Unresolved |
| 37. | Planning and Development | On the site plan sheet, please dimension the building setbacks from all vertical structures. | Unresolved |
| 38. | Planning and Development | There is an existing private access easement Richardson Lane, please provide a recorded document showing that the private access easement has been removed. | Unresolved |
| 39. | Planning and Development | On the site plan sheet under the site data, please provide pervious and impervious calculations. | Unresolved |
| 40. | Planning and Development | On the site plan sheet under the site data table, please state the different degrees of parking space and provide | Unresolved |

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| | | the minimum parking space sizes. | |
| 41. | Planning and Development | Please provide the dumpster screening details. | Unresolved |
| 42. | Planning and Development | On the site plan, please show any existing or proposed drainage easements and utility easements (if, applicable). | Unresolved |
| 43. | Planning and Development | Please provide a photometric plan if there is site lighting (i.e. - light poles and wall packs) being proposed on site. | Unresolved |
| 44. | Planning and Development | On the site plan sheet, please demonstrate where the mechanical equipment will be located on site. | Unresolved |
| 45. | Planning and Development | On the site plan sheet, please demonstrate how the mechanical units are proposed to be screen from residential properties and public right of ways. If the mechanical units are proposed to be on the roof please demonstrate in an architectural rendering how the units will be screened from view. | Unresolved |
| 46. | Planning and Development | A cross access easement between the proposed site to be developed and the existing school property located in the City of Lake Mary is required. Please provide the cross access agreement to be reviewed by staff. | Unresolved |
| 47. | Planning and Development | Based on Condition X, please provide architectural rendering to show how the proposed building is going to be constructed. | Unresolved |
| 48. | Planning and Development | Based on Condition S in the development order, please state on the FDP as a call out how the long term parking will be covered. | Unresolved |
| 49. | Planning and Development | Per Sec. 30.14.19 (c) - Commercial or Industrial zoning classifications: 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 per (c)(4) of this Section and Section 250.91, Code of Ordinances. Notwithstanding any other provisions of this Code, fences shall not be located within a designated buffer unless required under Chapter 30 Part 14. Please move the location of the chainlink outside of the landscape buffer. | Unresolved |
| 50. | 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 |
| 51. | 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 |

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| 52. | Planning and Development | Please provide a hardscape plan to provide the details for the fencing such as material type and height. | Unresolved |
| 53. | Planning and Development | On the site plan sheet under the site data table, please list under the proposed open space what will be counted toward open space. | Unresolved |
| 54. | Planning and Development | On the irrigation plan, please include the pipe size, and the location and type of backflow preventer. | Unresolved |
| 55. | Planning and Development | Per Sec. 30.14.18 (c) - All water use zones shall be indicated on the landscape plan and irrigation plan. Turf areas shall be irrigated on separate zones from trees, shrubs, and ground cover beds. A rain sensor device or switch shall be required on any newly installed automatic irrigation system to prevent irrigation during periods of sufficient rainfall. The use of low-volume, emitter, or target irrigation is preferred for trees, shrubs, and ground cover. Significant irrigation overthrow onto impervious surfaces is prohibited. The use of irrigation systems shall comply with all water use restrictions imposed by law. Please show the different irrigation zones. | Unresolved |
| 56. | Planning and Development | On the site plan sheet, please provide the linear dimensions of the site. | Unresolved |
| 57. | Planning and Development | On the site plan sheet under the site data table, please provide the projected number of employees. | Unresolved |
| 58. | Planning and Development | The walkway is being placed onto the adjacent property owned by Area Square and in the City of Lake Mary jurisdiction. The Applicant will be required to get authorization from the owner and the City of Lake Mary to place the walkway and driveway outside of Lot 2. | Unresolved |
| 59. | Planning and Development | Please add notes 2, 4, 5, 6, and 14 from the Master Development Plan to the Final Development Plan. | Unresolved |
| 60. | Planning and Development | Please place a note on the site plan sheet under the notes section that states, "The development will comply with DO#24-20500006 and DCA#24-20500013. | Unresolved |
| 61. | Planning and Development | On the site plan sheet under the note section, please provide note that states what flood zone the subject site is within. | Unresolved |
| 62. | Planning and Development | On the site plan sheet under the note section, please place a note on stating if the wetlands have been mitigated. If the wetlands have been mitigated you can state in the note that the permit from SJRWMD will be provided at the time of pre-construction. | Unresolved |
| 63. | Public Safety | (POSTING) Address numbers shall be made of durable | Info Only |

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| | - Addressing | 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. | |
| 64. | 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 |
| 65. | Public Safety - Addressing | (POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half (1/2) inch in width. SCLDC 90.5 (1) | Info Only |
| 66. | 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 |
| 67. | Public Safety - Addressing | (ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5 | Info Only |
| 68. | 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 |
| 69. | Public Safety - Addressing | The Site Plan titled SEMINOLE SCIENCE CHARTER SCHOOL is currently associated with a different location. Given that this proposal represents an expansion of SEMINOLE SCIENCE CHARTER SCHOOL, we will grant approval for this site plan as well. | Info Only |
| 70. | Public Safety - Addressing | Prior to Building Permit Submittal-Please coordinate individual addressing, prior to submittal of building permits. You will need to obtain an address for the proposed structure, prior to drawing up the construction plans. The floor/construction plans submitted to the Building Department during permit application, will require the correct address of the proposed structure. Therefore, you will need to contact our office at addressing@seminolecountyfl.gov for an address, prior to building permit submittal. If the address is incorrect on the floor/construction plans permit submittal, it will be | Info Only |

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| | | required to be corrected. (Addressing Policy) | |
| 71. | Public Safety - Addressing | If the names of the intersecting streets are to be retained on the Cover Sheet in the center, positioned beneath the title, kindly amend the names to: N RONALD REAGAN BLVD AND N US HWY 17-92. | Unresolved |
| 72. | Public Safety - Addressing | On the Cover sheet, kindly correct the parcel number 22-20-30-300-022F-0000. | Unresolved |
| 73. | Public Safety - Addressing | Parcel 22-20-30-513-0000-0020 appear to be within the City of Lake Mary's jurisdiction. Please clarify if this property will be included with this project. | Question |
| 74. | Public Safety - Addressing | (ADDRESS ASSIGNMENT) The existing address on the property, parcel 22-20-30-300-0150-0000 is 2075 Richarson LN & parcel 22-20-30-300-0160-0000 is 2060 Richardson LN. Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address and the street name Richardson LN from our database. | Info Only |
| 75. | 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. | Unresolved |
| 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. | Unresolved |
| 77. | Public Safety - Fire Marshal | Please clarify in the fire line it shows a fire master meter assembly and then closer to the building a BFP with indicator valve. If the 8" DDCVA master meter assembly is the fire point of service then a second valve/assembly would not be required. | 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 | Unresolved |

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| | | the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered. | |
| 80. | 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 |
| 81. | Public Safety - Fire Marshal | Additional comments may be generated based on resubmittal. | Unresolved |
| 82. | Public Works – Engineering | Please show limits of the queuing. Show that this will not block the fire access. | Unresolved |
| 83. | Public Works – Engineering | The sewer connection MH-1 will have to dig up the driveway to make that connection. Please show the open cut on the utility plan and the demolition plan. Please review the labeling of the structure. This will have to be a doghouse manhole. Please add, revise and label accordingly. | Unresolved |
| 84. | Public Works – Engineering | Please show the drainage pipes on the grading plan. If needed they can be shaded back. | Unresolved |
| 85. | Public Works – Engineering | The ADA parking area at the access aisle does not meet ADA requirements. It appears to be over 2 percent slope. Please verify the slope here and the entire ADA path and handicapped spaces. | Unresolved |
| 86. | Public Works – Engineering | The parking aisles on the east side of the building do not meet County requirements. Please label these spaces as compact spaces and request the reduction in space size as part of the FDP and MDP. | Unresolved |
| 87. | Public Works – Engineering | Please revise the Handicapped Space sign reference to the County F.S.316.1955. | Unresolved |
| 88. | Public Works – Engineering | There is concern with the outfall from the site. County information indicates that the elevation in this area is closer to elevation 41'-43'. Please provide survey showing a viable outfall to 1000' downstream or until there is an overwhelming drop in elevation. | Unresolved |
| 89. | Public Works – Engineering | There is concern with the proposed volumetric compensation. Depending on the outfall elevation from the area may be an issue. The volume of the area that would be under water would not count. Please better break out the volume better. Please verify the free outfall elevation. Other volumetric compensation may be needed. Please address all. | Unresolved |
| 90. | Public Works – Engineering | There are known drainage issues in the area. There needs to be a reduction in the outfall rate and volume. Please reduce the rate of discharge and attenuate the | Unresolved |

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| | | volume. There is additional stage that can be utilized. Please reduce the rate of discharge and attenuate the volumetric difference of discharge. | |
| 91. | Public Works – Engineering | There is work in the City of Lake Mary and on an adjacent property. Please provide appropriate permission from that owner. Please provide approval from the City of Lake Mary. There are easements needed over the area(s) that will have utilities and drainage on other properties. Please provide all. | Unresolved |

AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

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| 92. | Natural Resources | Are the oaks live oaks, water oaks, or laurel oaks? Laurel oaks and water oaks are exempt from mitigation requirements. If the tree is not identified to species, live oak is assumed for calculation purposes. | 102 L0.51 Tree Data.pdf | Unresolved |
| 93. | Planning and Development | Please remove the existing Zoning and the existing Future Land Use and revise the proposed Zoning and Future Land Use to just state Zoning and Future Land Use. | 007 C4.0 Site Plan.pdf | Unresolved |
| 94. | Planning and Development | Please revise maximum building height to state what was approved in the Development Order during the Rezoning process. | 007 C4.0 Site Plan.pdf | Unresolved |
| 95. | Planning and Development | Under the maximum building height, please provide the proposed building height. | 007 C4.0 Site Plan.pdf | Unresolved |
| 96. | Planning and Development | Above the proposed F.A.R., please state the maximum F.A.R. that is stated in the Development Order. | 007 C4.0 Site Plan.pdf | Unresolved |
| 97. | Planning and Development | Please revise the site plan to state "Final Development Plan as an Engineer Site Plan". | 007 C4.0 Site Plan.pdf | 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 Safety - Addressing | Corrections Required | Amy Curtis 407-665- 5191 acurtis@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Corrections Required | Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov |
| Natural Resources | Corrections Required | Sarah Harttung 407-665-7391 Sharttung@seminolecountyfl.gov |
| Planning and Development | Corrections Required | Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov |
| Public Works - County Surveyor | Review Complete Recommend Approval | Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov |
| Environmental Services | Corrections Required | James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov |
| Public Works - Impact Analysis | No Review Required | William Wharton |
| Buffers and CPTED | Corrections Required | Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov |
| Public Works - Engineering | Corrections Required | Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov |
| Environmental - Impact Analysis | Corrections Required | Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov |
| Building Division | Review Complete Recommend Approval | Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov |

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

1st RESUBMITTAL

| DATE | RESUBMITTAL FEE DUE | ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW: |
|--|--|---|
| 11/7/24 | The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i> | Annie, Becky, Maya, James, Sarah, Matthew, Amy |
| <p>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:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p> | | |

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>

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| 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 |
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