

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	APS FACILITY - SSFLUA & PD MAJOR AMENDMENT	PROJ #: 26-20500006
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	6/22/26	
RELATED NAMES:	Z2026-14; 06.26SS.02	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-19-30-5AC-0000-030J+++	
PROJECT DESCRIPTION	PROPOSED SMALL SCALE FUTURE LAND USE AMENDMENT AND PD MAJOR AMENDMENT FOR OFFICES AND WAREHOUSES	
NO OF ACRES	7.03	
BCC DISTRICT	Andria Herr	
LOCATION	ON THE WEST SIDE OF N ELDER RD, SOUTHWEST OF SCHOOL ST	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KEITH CARSON HCME LLC 1420 MARTIN LUTHER KING JR BLVD SANFORD FL 32771 (407) 792-1360 [REDACTED]	BRYAN POTTS TANNATH DESIGN INC 2494 ROSE SPRING DR ORLANDO FL 32835 (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	The Land Use Intensity category based on proposed FAR and max building height is approximately VIII. Elder road is considered a local road, School Street is considered a local road, and I-4 is considered an arterial road for the purpose of calculating buffers.	Info Only
2.	Buffers and CPTED	Buffers required are as follows: North (School Street ROW)- 0.4 opacity, 15 feet in width, 2.25 plant unit groups per 100 linear feet with a 3 foot hedge enhancement East (Elder Road)- 0.4 opacity, 15 feet in width, 2.25 plant unit groups per 100 linear feet with a 3 foot hedge enhancement West (I-4)- 0.5 opacity, 25 feet in width, 2.7 plant unit groups per 100 linear feet with a 6 foot masonry wall enhancement Please state this on the MDP. If providing greater buffer than required, please state this on the plan so it is accounted for in evaluation.	Unresolved
3.	Buffers and CPTED	The plant unit group and composition of buffer can be determined at FDP/Final Engineering.	Info Only
4.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
5.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
6.	Building Division	- Standard building permitting will apply.	Info Only
7.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
9.	Comprehensive Planning	Please provide the attachment A text section and worksheets. https://www.seminolecountyfl.gov/departments-services/development-services/planning-	Unresolved

		development/forms-applications-resources/rezoning-l-use-amendment-application	
10.	Comprehensive Planning	Staff recommends revising the application for a Land Use amendment to Industrial rather than Planned Development. The proposed design and uses are permitted within IND and do not warrant a PD FLU. Staff understands a majority of the project area is already PD, but IND is more appropriate for the proposed project.	Info Only
11.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" DIP potable water main running along the east side of N Elder Rd.	Info Only
12.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 8" PVC force main running along the west side of N Elder Rd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
14.	Environmental Services	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml .	Info Only

15.	Environmental Services	Be advised that E Interstate-4 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
16.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services - > Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
17.	Natural Resources	The site is treed. A tree survey for the site will be required to be submitted during the engineering review. Be sure to include the type and sizes of the trees. Tree replacement or paying into the Arbor fund will be required. Please see the Arbor Section of the Land Development Code for details. The Arbor Ordinance has changed.	Info Only
18.	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.	Info Only
19.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only

20.	Planning and Development	Please provide a narrative that addresses the following criteria: STANDARDS OF REVIEW - CATEGORY I A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property. B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service. C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations. D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act). E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses. F Whether the proposed use furthers the public interest by providing or enabling the provision of: 1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use); 2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use); 3 A range of attainable housing opportunities and choices, including affordable or workforce housing; 4 Economic development (enabling higher paying jobs); 5 Reduction in transportation impacts on area-wide roads; 6 Mass transit and a variety of transportation choices; or 7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.) The Applicant needs to evaluate and submit a separate document answering the following criteria based on the Comprehensive Plan.	Unresolved
21.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting. The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses.	Unresolved

22.	Planning and Development	Please note that an outdoor lighting plan will be required during the site plan review. The plan must demonstrate compliance with the outdoor lighting requirements outlined in Part 15 of the Seminole County Land Development Code	Info Only
23.	Planning and Development	Please email the legal description in a word document to kapgar@seminolecountyfl.gov	Unresolved
24.	Planning and Development	Please provide a narrative addressing the following PD criteria in accordance with SCLDC Sec. 30.8.5.3: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (1)Natural resource preservation. (2)Crime Prevention (CPTED). (3)Neighborhood/community amenities. (4)Provision of affordable or workforce housing. (5)Reduction in vehicle miles traveled per household.(6)Transit-oriented development. (7)Provision of new multimodal connectivity. (8)Innovation in water or energy conservation. (9)Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. Please also address the following goals: (1)How the proposed development addresses the goals of the Comprehensive Plan. (2)Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3)How the proposed development provides an innovative approach to land development. (4)A description of benefits to the County that cannot be achieved under the existing provisions of this Code.	Unresolved
25.	Planning and Development	Please also demonstrate compliance with the following criteria: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	Unresolved

26.	Planning and Development	Please designate one page as the Master Development Plan for the PD. Please ensure all data per SCLDC Sec. 30.8.5.5 Master development plan submittal and review., is included on the page. Additional comments will be generated based on the resubmittal of the Master Development Plan in accordance with the provisions of this section as applicable.	Unresolved
27.	Planning and Development	This PD is considered expired, in accordance with SCLDC Sec. 30.8.5.9 as substantial development in accordance with the previously approved DO has not occurred within eight (8) years of Final Development Plan Approval (September 26, 2017). In any event, the PD rezone is considered necessary due to the addition of property, regardless of expiration. Given these conditions and the nature of a PD rezone, this application is required to meet all PD criteria and reestablish zoning entitlements.	Info Only
28.	Planning and Development	Please note, the proposed project may be permitted under the M-1 zoning district and Future Land Use of Industrial.	Info Only
29.	Planning and Development	Please ensure the Master Development Plan has the following notes (in addition to required data): The developer will provide an internal pedestrian circulation system giving access to all portions of the development. Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.14.15 – Miscellaneous design standards. Dumpster will require a separate permit. Outdoor lighting will comply with Seminole County Land Development Code Sec. 30.15, – Outdoor Lighting Requirements. Lighting will require a separate permit. The stormwater system shall be designed in compliance with Seminole County. All project signage shall comply with the Seminole County Land Development Code.	Unresolved
30.	Planning and Development	Please specify the warehouse uses permitted/proposed.	Unresolved

31.	Public Safety - Addressing	Comments regarding addressing will be provided in subsequent reviews. These comments will pertain to Addressing Fees, Site Plan Name Approval process, Street Naming Process, posting of address numbers/street address requirements, Street Sign Requirements, address assignment, and the timeline for the issuance of new addresses.	Info Only
32.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
33.	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, 16.4.3.1). 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 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"	Info Only
34.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
35.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
36.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only

37.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
38.	Public Safety - Fire Marshal	Proposed site plan show fueling stations. Appropriate fuel tank set backs and fire requirements shall be applicable to private fueling stations.	Info Only
39.	Public Works - County Surveyor	The legal description on the site plan is not the description of the whole property. The drawing does not label the additional right of way owned by the county on the west side	Unresolved
40.	Public Works - County Surveyor	Create a meets and bounds description for the property that can be used for the project.	Unresolved
41.	Public Works - Engineering	No specific issues with respect traffic for the proposed SSFLUA and PD Major Amendment. Please note that Development Commitment 7. D. must remain. Improvements to Elder Road will be required at final engineering.	Info Only
42.	Public Works - Engineering	No issues with respect to drainage for the proposed SSFLUA and PD Major Amendment. At final engineering the drainage will have to be addressed for onsite and for Elder Road.	Info Only
43.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project based on the new net external trip generation anticipated for the site, to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Unresolved

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Approved
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Approved
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Review Complete Recommend Approval
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Review Complete Recommend Approval
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	Corrections Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
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7/16/2026	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, Arturo Perez, Raymond Phillips, Maya Athanas, Arturo Perez
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