

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:	ATLANTIC DRIVE SELF STORAGE - PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	PROJ #: 23-20500018
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	9/20/23	
RELATED NAMES:	Z2023-018	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	19-21-30-514-0B00-0080	
PROJECT DESCRIPTION	PROPOSED PD FINAL DEVELOPMENT PLAN FOR A SELF STORAGE ON 1.43 ACRES LOCATED ON THE SOUTH SIDE OF ATLANTIC DR, WEST OF S US HWY 17-92	
NO OF ACRES	1.43	
BCC DISTRICT	4-Amy Lockhart	
LOCATION	ON THE SOUTH SIDE OF ATLANTIC DR, WEST OF S US HWY 17-92	
FUTURE LAND USE-	PD	
SEWER UTILITY	NA	
WATER UTILITY	ALTAMONTE SPRINGS	
APPLICANT:	CONSULTANT:	
GARY CARDAMONE NUVO DEVELOPMENT PARTNERS, LLC PO BOX 356 WINTER PARK FL 32789 (407) 276-6183 RICH@NUVOCOMPANY.COM	SAM SEBAALI FLORIDA ENGINEERING GROUP, INC 5127 S ORANGE AVE STE 200 ORLANDO FL 32809 (407) 895-0324 SSEBAALI@FEG-INC.US	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

AGENCY/DEPARTMENT COMMENTS

	Reviewer	Comment	Status
1.	Buffers and CPTED	The buffer calculations are incorrect. For the north buffer, it would be as follows: 2.54 LF x 3.65 plant units = 9.27. Then, multiply the 9.27 by the number of plants within the chosen unit. For example, if unit B is chosen: (1 canopy x 9.27 = 10 required canopy) (2 understory x 9.27 = 19 required understory) (17 shrubs x 9.27 = 158 shrubs). Please fix both the north and east buffer calculations. Another example is provided in the resources folder.	Unresolved
2.	Buffers and CPTED	Indicate which plant unit is used in the north buffer calculation. See Sec. 30.1282 for plant unit options.	Unresolved
3.	Buffers and CPTED	Due to overhead utility lines, plant unit type C must be used on the east. Revise the calculation accordingly. It must be 1.90 LF x 2.9 plant units = 5.51 required plant units. 5.51 x 5 required understory and 16 shrubs = 28 understory trees and 89 shrubs required.	Unresolved
4.	Buffers and CPTED	Please see Sec. 30.1228. - General provisions for all landscaped areas. and show compliance. It appears more than 41 trees are required to be planted onsite so at least 5 tree species are required.	Unresolved
5.	Buffers and CPTED	Please dimension the buffer widths and lengths on the landscape plan.	Unresolved
6.	Buffers and CPTED	Additional comments may be generated based on plan revisions.	Info Only
7.	Building Division	All structures that are required to be accessible per the current edition of the 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
8.	Building Division	In accordance with the current edition of the 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
9.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the current edition of the FBC, Florida Accessibility Code for Building Construction.	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
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 7th ED. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
12.	Environmental - Impact Analysis	Not in Seminole County's Water & Sewer service area. Please contact City of Altamonte Springs	Info Only
13.	Environmental Services	On Sheet C1: Cover Sheet, please change the water utility provider to Seminole County and update the phone number for both	Info Only

		Water/Sewer to (407) 665-2024. Also, please ensure throughout the plans that any references to water utility provider be to Seminole County instead of the City of Altamonte Springs, if any.	
14.	Environmental Services	This development is within the City of Altamonte Springs' potable water service area. If we are to provide potable water service to this development, we would need a letter from the City of Altamonte Springs stating that they have no objection to us doing so. Please provide a copy of their no objection letter.	Unresolved
15.	Environmental Services	On Sheet C-4A: Site Demolition and Stormwater Pollution Prevention Plan, keynote D6 (remove buried water lines) requires coordination with the City of Altamonte Springs. This buried water line is not owned by Seminole County, so we don't have the authority to allow this without permission from the City of Altamonte Springs. We don't know if this buried water line is abandoned or is still currently in use and although it does not service your development, it may be running to the south to service parcels 19-21-30-300-053G-0000 and 19-21-30-514-00B0-0110. Please provide documentation from the City of Altamonte Springs that this buried water line may be removed.	Unresolved
16.	Environmental Services	On Sheet C-7A: Site Utility Plan, please remove "reclaimed" from keynote W10 since this will be a potable water irrigation meter. Also, this meter will be installed by Seminole County, not the City of Winter Springs.	Info Only
17.	Environmental Services	On Sheet C-7A: Site Utility Plan, please relocate or remove keynote W9. The callout can be relocated upstream of the double detector check valve assembly (DDCVA) or it can be removed from the plans since the post indicator valve will be part of the DDCVA assembly which is already called for. See Standard Detail 203 for reference.	Unresolved
18.	Environmental Services	On Sheet C-7A: Site Utility Plan, please relocate the DDCVA assembly, potable water meter, and potable water irrigation meter into the right of way or provide a utility easement for them and ensure that they are "readily accessible" from the right of way such as rerouting the fence line to exclude them. The RPZ backflow preventers can remain within the fence line of the property. See Standard Detail 207 for typical cross connection control layouts.	Unresolved
19.	Environmental Services	On Sheet C-7A: Site Utility Plan, note 6 needs to be rephrased. Something along the lines of "All Seminole County owned utility infrastructure will be painted per Seminole County standards. All privately owned utility infrastructure will be painted per developer's color choice".	Info Only
20.	Environmental Services	On Sheets C-10A, C-10B, and C-10C: Seminole County Details, please ADD the following Standard Details (SDs): SD 113 and SD 115. Please REMOVE the following SDs: SD 110, SD 114, SD 205, SD 213, and SD 301.	Unresolved
21.	Natural Resources	African iris (Diets iridioides) is listed as a native species. It is not native. Please change the status on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved
22.	Natural Resources	Lorpetalum (Loropetalum Chinese) is listed as a native species. It is not native. Please change the status on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved
23.	Natural Resources	Podocarpus (Podocarpus macrophyllus) is listed as a native species. It is not native. Please change the status on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved

24.	Natural Resources	Viburnum (Viburnum odoratissimum) is listed as a native species. It is not native. Please change the status on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved
25.	Natural Resources	Indian hawthorn (Raphaelitism indica alba) is listed as a native species. It is not native. Please change the status on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved
26.	Natural Resources	Comment Taxodium ascenders is pond cypress, not bald cypress (Taxodium distichum). Please clarify which species will be planted on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved
27.	Planning and Development	Please provide a photometric plan if site lighting is proposed.	Unresolved
28.	Planning and Development	Is a dumpster proposed? If so, please show location of dumpster and provide a detail of the dumpster enclosure.	Unresolved
29.	Planning and Development	Please provide renderings of the building in accordance with the Development Order.	Unresolved
30.	Planning and Development	On Site Plan sheet please show how vehicles will access internal portion of building.	Unresolved
31.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
32.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Info Only
33.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 19-21-30-514-0B00-0080 is 150 Atlantic DR Maitland, FL 32751. The address will remain for the new development since the driveway access remains on Atlantic DR.	Info Only
34.	Public Safety - Addressing	Please add the directional on the Site plan S US HWY 17-92. The directional is required to be labeled with the street name on the site plan.	Unresolved
35.	Public Safety - Fire Marshal	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved
36.	Public Safety - Fire Marshal	On sheet 7a, please revise the NFPA 1 code edition to 2018 not 2021.	Unresolved
37.	Public Safety - Fire Marshal	Per NFPA 1, chapter 18, fire hydrant distance to a building is measured along the fire department access roads. The existing hydrant, while it does meet the 2nd hydrant requirements, is approximately 450-500 feet away, not 250.	Unresolved

38.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
39.	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 212 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
40.	Public Safety - Fire Marshal	Turning radius shall be updated to reflect the following fire truck dimensions: * 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: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Unresolved
41.	Public Safety - Fire Marshal	Per NFPA 24, 2016, All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated: (1) A post indicator valve installed not less than 40 ft from the building. (a) For buildings less than 40 ft in height, a post indicator valve shall be permitted to be installed closer than 40 ft but at least as far from the building as the height of the wall facing the post indicator valve. - Current plans show PIV too close to the building.	Unresolved
42.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Info Only
43.	Public Works - Engineering	Provide cross-section for Pond 1 at the west and south property boundary that shows the tie into existing grade and shows an adequate maintenance berm. Pond berms should have maximum 10:1 cross slope and tie-in grading should have maximum 4:1 slope.	Unresolved
44.	Public Works	In section D-D at property boundary show the tie in back slope to	Unresolved

	- Engineering	match existing grade, and provide adequate maintenance berm, or provide stability analysis.	
45.	Public Works - Engineering	Provide a minimum of 1' freeboard for the design storm. (Show on cross sections in the plans, but also show within the drainage report). Engineering Standards Manual 2.4.3 (H). Since the parking lot area functions as a pond with the exfiltration system, the 1' freeboard will also have to be demonstrated for the parking lot.	Unresolved
46.	Public Works - Engineering	Provide/demonstrate pond accessibility for maintenance for Pond 1.	Unresolved
47.	Public Works - Engineering	The post-development discharge rate is higher than the pre-development discharge rate in the "no infiltration" scenario. Please revise the design as necessary to ensure that the post-development discharge rate is lower than the pre-development in the "no infiltration" scenario.	Unresolved
48.	Public Works - Engineering	Show that the 100 year storm event peak stage in the "no infiltration" scenario remains within the pond banks and the site	Unresolved
49.	Public Works - Engineering	Provide sumps with clean out at inlets to the exfiltration system to help ensure that they do not become clogged.	Unresolved
50.	Public Works - Engineering	Provide maintenance schedule as recommended from the manufacturer for the exfiltration system and the Pave drain system and provide the maintenance schedule and responsibilities on the plans.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis acurtis@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jose Gomez jgomez@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas mathanas@seminolecountyfl.gov
Planning and Development	Corrections Required	Joy Giles jgiles@seminolecountyfl.gov
Environmental - Impact Analysis	Approved	Becky Noggle bnoggle@seminolecountyfl.gov
Building Division	Approved	Tony Coleman acoleman@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:
10/26/2023	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, James Van Slstine, Amy Curtis, Sarah Harttung, Matthew Maywald, Joes Gomez, Maya Athanas,
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

