

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:	THERMOTANE PROPANE - SITE PLAN	PROJ #: 23-06000055
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	9/25/23	
RELATED NAMES:	EP SAM MEDINA	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	33-19-31-300-0320-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO EXPAND EXISTING PROPANE FACILITY ON 2.43 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF SIPES AVE, SOUTH OF CELERY AVE	
NO OF ACRES	2.43	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	M-1	
LOCATION	ON THE EAST SIDE OF SIPES AVE, SOUTH OF CELERY AVE	
FUTURE LAND USE-	IND	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
SANTOS "SAM" MEDINA SLOAN ENGINEERING GROUP INC PO BOX 253 BARTOW FL 33831 (863) 800-3046 KMCBEE@SLOANEG.COM	N/A	

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>

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.

AGENCY/DEPARTMENT COMMENTS

	REVIEWER	COMMENT	STATUS
1.	Buffers and CPTED	Please show screening measures for the outdoor storage of propane tanks per Per Sec. 30.1288. - Nuisance buffer yards	Not Met
2.	Buffers and CPTED	Per Sec. 30.1292. - Parking Lot Landscaping: A total planting area of 30 square feet per parking space shall be required for any parking area exceeding five 5 spaces. Tree planting islands shall be a minimum of 100 square feet in size and 8 feet in width and consist of 1 canopy tree or 2 understory trees per 200 square feet of planting area. Please revise to show compliance and add the calculation to the landscape plan.	Not Met
3.	Buffers and CPTED	Include any proposed buffers in the site characteristics section on the overall site plan.	Not Met
4.	Buffers and CPTED	Dimension landscape buffer widths on the overall site plan and landscape plan.	Not Met
5.	Buffers and CPTED	Additional comments may be generated based on resubmittal.	Not Met
6.	Building Division	All structures that are required to be accessible per the 7th ED (2020) 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.	Informational
7.	Building Division	In accordance with the 7th ED (2020) 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.	Informational
8.	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.	Informational
9.	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.	Informational
10.	Building Division	Depending on when the application for a building permit is submitted, code information may be required to reflect the adoption 8th edition of FBC in early 2024.	Informational

11.	Natural Resources	Please identify the 9 trees labeled as "unknown" to the species.	Not Met
12.	Natural Resources	Removing the tree labeled unknown that is next to the oak may cause problems for the oak. The root systems are likely intertwined. Staff recommends either keeping both trees or removing both trees.	Not Met
13.	Natural Resources	If the applicant would like to further discuss trees and landscaping, a site visit with Sarah Harttung may be scheduled by emailing sharttung@seminolecountyfl.gov or by calling 407-665-7391.	Not Met
14.	Natural Resources	Show tree replacement table. An example has been uploaded to the Resources folder. Palms are not counted for tree replacement requirements. SCLDC 60.22(f)	Not Met
15.	Natural Resources	Show the required mix of tree species for tree replacement. SCLDC 60.4(h)	Not Met
16.	Natural Resources	Staff recommends the use of orange snow fencing for tree protection. Please amend the tree protection detail on sheet 014 C800. Please do not use barbed wire for tree protection.	Not Met
17.	Natural Resources	Please amend note 11 on sheet 015 C801 to: "All replacement and new trees shall be planted at least four (4) feet away from any building, sidewalk, road or structure. SCLDC 60.23(c)"	Not Met
18.	Natural Resources	No trees shall be planted on or near utility lines, stormwater structures, easements, or under power lines. SCLDC 60.22(4) (b)	Not Met
19.	Planning and Development	Please provide a line segment symbol legend on the Site Plan sheet.	Not Met
20.	Planning and Development	Please submit a Threatened and Endangered Species Study that meets the intent of LDC of Seminole County Sec. 45.1. If an endangered species, a threatened species or a species of special concern is found to exist on a project site, the developer of the proposed development site shall provide the county with proof that all required federal and state permits, or appropriate exemptions, have been issued or granted prior to issuance of a county final development permit. Gopher tortoises are protected by state law, Chapter 68A - 27.003, FL Administrative Code. If you have gopher tortoises on your property, you need to get a FWC relocation permit before disturbing the burrows. A disturbance includes any type of work within 25 feet of a gopher tortoise burrow.	Not Met
21.	Planning and Development	All commercial, office, industrial and multi-family development shall comply with SCLDC Sec. 30.1234 of the Land Development Code. A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.	Not Met

22.	Planning and Development	On industrial property located within two hundred (200) feet of residential property, lighting shall be limited to cut off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles. SCLDC Sec. 30.1234. Please demonstrate compliance.	Not Met
23.	Planning and Development	On Site Plan sheet please provide the future land use, zoning, and parcel number for all contiguous properties.	Not Met
24.	Planning and Development	On Site Plan sheet under "Parcel Information" table please add the following: Maximum Allowable Floor Area Ratio = 0.65 Proposed Floor Area Ratio = ? Minimum Required Open Space = 25% Provided Open Space = ?	Not Met
25.	Planning and Development	On Site Plan sheet under "Parcel Information" table please provide the following: Provide square footage and number of stories for each building with use of building.	Not Met
26.	Planning and Development	The parking ratio requirement for office is 1 space per 200 sq ft of gross floor area. The parking ratio requirement for warehouse storage is 1 space per 1,000 sq ft plus 1 space for each 2 employees on the largest shift. Please amend "Parking Statistics" on Site Plan sheet accordingly.	Not Met
27.	Planning and Development	The Planning Division Manager may approve a maximum reduction of one (1) parking space or five (5) percent of the total number of parking spaces required, whichever is greater, when such reduction would protect and encourage the preservation of large canopy, specimen or historic trees, or significant areas of existing native vegetation. Please provide a short narrative on Site Plan sheet to demonstrate why a parking reduction up to five (5) percent of the total number of parking spaces may be granted.	Not Met
28.	Planning and Development	Please dimension each building perimeter line.	Not Met
29.	Planning and Development	Please add a note under parking calculation breakdown as follows: The minimum required parking stall size is 10 feet X 20 feet.	Not Met
30.	Planning and Development	Under the "Development Statistics" table on the Site Plan sheet please add the open space calculation breakdown.	Not Met
31.	Planning and Development	Please add the following notes to the Site Plan sheet: All outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. – Outdoor Lighting Requirements. Outdoor Lighting will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards. Dumpster will	Not Met

		require a separate permit.	
32.	Planning and Development	Please add the legal description of both parcels to the cover sheet.	Not Met
33.	Planning and Development	Please add a detail of the dumpster enclosure.	Not Met
34.	Planning and Development	The irrigation does not extend along the east perimeter where landscaping is proposed, please extend to provide irrigation.	Not Met
35.	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.	Informational
36.	Public Safety - Addressing	(Prior to Building Permit Submittal- Approved sites are required to 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. If the address is incorrect on the floor/construction plans permit submittal, it will be required to be corrected.	Informational
37.	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, sign, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Informational
38.	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)	Informational
39.	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	Informational
40.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) There's an existing address for the properties, parcel 33-19-31-300-0320-0000 & 33-19-31-300-0330-0000 address 1669 Sipes Ave Sanford, FL 32771. This address may be retained for proposed Building 1. A separate address is not necessary to be assigned to proposed Building 2, since it will be storage only.	Informational

41.	Public Safety - Addressing	Address and applicable fee will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Informational
42.	Public Safety - Addressing	(Combine Parcels) In order to avoid permitting confusion, when a site development includes more than one parcel identification number and the developer intends to unify multiple parcels into one site for that development, the developer/owner is requested to have the parcels/lots combined into one parcel identification number. For Addressing purposes, this is to be completed prior to building permit submittal. Contact the Seminole County Property Appraiser's Office at 407-665-7506 or visit www.scpafl.org ; Downloads/Real Property/Split or Combine Property -Form. (Addressing Policy)	Informational
43.	Public Safety - Addressing	Will the proposed Building 1 be single or multi-tenant? Will proposed Building 2 be storage only?	Not Met
44.	Public Safety - Addressing	Please remove 7139 Sipes Ave from the plan page C100 - Cover Sheet. This is not a valid address.	Not Met
45.	Public Safety - Fire Marshal	Please provide or Label the 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, chapter 18)	Not Met
46.	Public Safety - Fire Marshal	Crush Concrete Driveway Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons.	Not Met
47.	Public Safety - Fire Marshal	Provide NO PARKING Signage and yellow stripping for all fire department appliances, FDCs, fire hydrants and fire department lanes designated for FD turning areas shall be provided in accordance with NFPA 1, 18.2.3.6.3 (2018)(FFPC 7th)	Not Met
48.	Public Safety - Fire Marshal	C500 indicates a "Know Box" is this a knox box keyed to SC for a manual gate? Provide a gate with Fire Department Padlock for manual gates or Fire department SOS for Electrically operated gates, Siren Operated Sensor with a battery back-up and an approved Knox key switch (Open all the way to 20 feet for fire department access) in accordance with NFPA 1, section 18.2.2.2 (2018 edition).	Not Met
49.	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications shall be provided (Section 18.2.3.5.3. NFPA 1) Notate this Fire Truck Parameters on plan: 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.	Not Met

50.	Public Safety - Fire Marshal	Separate permit and review shall be provided for any fire protection system work and separate permit for the fuel tank installation.	Not Met
51.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
52.	Public Works - Engineering	The access driveway is 40'. The driveway cannot be over 24'. Please revise the entrance to be no wider than 24' unless a wider turning movement is required for a specific truck. If the entrance radii need to be widened would be ok. The driveway is required to be asphalt or concrete. if needed the driveway can be split closer to the main site. Crushed concrete causes a lot of dust. Please either pave, concrete for the main drive aisles. The use of washed #57 stone may be considered for the propane yard. Please revise all.	Not Met
53.	Public Works - Engineering	All drainage from the impervious, and crushed concrete and as much pervious area as possible is required to be collected and routed to the pond. Please revise the drainage design to better accomplish this. This includes the entrance road and a portion of the north side of the site. Provide piped or swale collection. Please adjust drainage calculations as well.	Not Met
54.	Public Works - Engineering	The minimum pipe size accepted by the County is 15". A smaller pipe can be used only if shown hydraulically able to handle the flows and not part of the main drainage collection system. Please note that a yard drain on a downspout pipe is not recommended. Water will leave the yard drain more than go in because of the head pressure of the downspout. Please provide hydraulic analysis for the collection system. Please remove the yard drain from the downspout system. Please provide 10" minimum pipe.	Not Met
55.	Public Works - Engineering	The ponds are required to be fenced if the side slope is steeper than 4 to 1. This is still required even for a secured area.	Not Met
56.	Public Works - Engineering	There is required to be permanent erosion protection for the flumes into the pond.	Not Met
57.	Public Works - Engineering	Please provide a copy of the signed and sealed Geotechnical report as a separate document.	Not Met
58.	Public Works - Engineering	Staff does not agree with the permanent pool volume for ponds 100 and 200. How is the permanent pool elevation greater than the elevation of the control? Also knowing the soils in the area, the water table can be 4' to 5' different between the low and the high. For Pond 100 the majority of the pond is elevation 17'. only a very small area is elevation 16'. Show a more accurate volume of each foot elevation. Similar for pond 200. The pond is 3' deep and the area at the top is 0.050. If the pond was vertical and over 4' deep would not be 0.213 Ac-ft. Revise accordingly.	Not Met
59.	Public Works -	Verify the orifice for the ponds 100 and 200. The minimum	Not Met

	Engineering	Diameter is 2.75". The table shows 0.85" and 1". If the calculations are based on 2.75" then show that in the calculations.	
60.	Public Works - Engineering	Wet ponds cannot typically meet nutrient loading for impaired water bodies without additional dry or other treatment. Please adjust numbers and revise accordingly.	Not Met
61.	Public Works - Engineering	Please show incremental areas in the routing no more than 1-foot. In this case with ununiform area sections and small depths, staff recommends 0.5' areas increments.	Not Met
62.	Public Works - Engineering	Staff does not agree with the tailwater used in the model. Based on the Model the approximate ditch bottom at the outfall is over 18.5'. It may be closer to 18.75'. The time used in the model is only to 30 hours. The ditch will stage to almost full and be running for hours after the storm. At minimum the ditch will be too close to elevation 20'. Please adjust the tailwater elevation and time. Unless additional survey is provided showing a clean clear path with the control elevation please adjust accordingly.	Not Met
63.	Public Works - Engineering	Please adjust the ADA fine to the County information which is 316.1955.	Not Met
64.	Public Works - Engineering	Due to the number and nature of the comments additional comments may be generated on the next review.	Not Met
65.	Public Works - Engineering	A 15' drainage easement and berm are required along the edge of the ditch. Please adjust the design to accommodate the easement.	Not Met
66.	Public Works - Engineering	It does not appear that the retention system was designed for the 3rd building. It would be best if the site was designed for the ultimate buildout. Please either revise the stormwater design or remove all reference to the future building.	Not Met
67.	Public Works - Engineering	The parking calculation does not appear to be correct even for 1 building. Please revise the parking calculations and parking spaces provided. Round up not down. Staff would recommend that the parking for the 3rd building be included in the design. If not built shown that they can be built. The ADA spaces will have to be increased.	Not Met

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".

Public Safety - Fire Marshal	Changemark Fire Double check that this turn can actually be provided with the Pierce Arrow XT Chassis Dimensions provided in the Fire Truck parameters for Aerial Platform 100".	Not Met
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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		
Public Works - Engineering	Corrections Required	Jim Potter jpotter@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Brenda Paz bpaz@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas mathanas@seminolecountyfl.gov
Planning and Development	Corrections Required	Joy Giles jgiles@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung sharttung@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis acurtis@seminolecountyfl.gov
Building Division	Approved	Jay Hamm

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/15/2023	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Jim Potter, Brenda Paz, Maya Athanas, Sarah Harttung, Amy Curtis
<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: 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.shtml</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/urllt/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.scpafll.org