

PUBLIC WORKS COMMENTS ARE FORTHCOMING

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 at <http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meeting-agendas.stml>

PROJECT NAME:	BROADSTONE RETAIL (LOT 3) - SITE PLAN	PROJ #: 22-06000061
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	12/07/22	
RELATED NAMES:	EP BENJAMIN BECKHAM	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	30-19-30-531-0000-0020	
PROJECT DESCRIPTION	PROPOSED FAST FOOD RESTUARANT ON 1.23 ACRES IN THE PD ZONING DISTRICT	
NO OF ACRES	1.23	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	SOUTHWEST OF WEST STATE ROAD 46 AND INTERNATIONAL PARKWAY	
FUTURE LAND USE	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRYAN SCHULTZ INTERNATIONAL 46, LLC 2202 N. WEST SHORE BLVD SUITE TAMPA FL 33607 (813) 760-2621 b.schultz@oceanbleugroup.com	BENJAMIN BECKHAM MADDEN, MOORHEAD & STOKES, LLC 431 E. HORATIO AVE, SUITE 260 MAITLAND FL 32751 (407) 629-8330 nicole@madden-eng.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/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

	Group	Reviewer Comment	Status
1.	Building Division	All structures that are required to be accessible per the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, A minimum of 3 accessible spaces on an accessible route to the structures entrance are required. 2020FBC Table 208.2	Not Met
2.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
3.	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
4.	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
5.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Not Met
6.	Planning and Development	Please update parcel number and legal description on plan sheets once the Property Appraiser updates their data base with the new plat recording parcel number.	Not Met
7.	Planning and Development	Provide a note on site plan sheet: Dumpster Enclosure will meet the requirements of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards.	Not Met
8.	Planning and Development	The Dumpster will require a separate permit.	Informational
9.	Planning and Development	On landscape detail sheet please show Dumpster screening detail. SCLDC Sec. 30.1233(a)	Not Met
10.	Planning and Development	Please clearly define the perimeter boundary of lot 3.	Not Met
11.	Planning and Development	Provide a line symbol legend on site plan sheet.	Not Met
12.	Planning and Development	Please show the dimensions of the building and also dimension the building from the lot lines.	Not Met
13.	Planning and Development	Please provide architectural renderings to demonstrate compatibility with the S.R. 46 Gateway Corridor Overlay Standards of providing a uniform building design compatible with the existing Lake Forest Commercial establishments.	Not Met

14.	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
15.	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)	Informational
16.	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
17.	Public Safety - Addressing	(POSTING) For plazas and commercial type occupancies having multiple addresses, in addition to each building structure being properly posted, the range of the addresses shall be posted on the main plaza or occupancy sign, visible in both directions from the street. SCLDC SEC 90.5(6)	Informational
18.	Public Safety - Addressing	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5.6(d)	Informational
19.	Public Safety - Addressing	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, tenants, or similar projects such as commercial office buildings, multi-residential apartments or plazas, approved through the Development Review process, are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of the Development Review approved site plan and approval letter. The site plan is to indicate adjacent road names, entrance locations, parcel number, north arrow and a floor layout plan which indicates all possible tenant divisions for each floor of the building. This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.	Informational
20.	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
21.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) In the future, if the commercial building becomes multi-tenant, the existing tenant address will be changed, and readdressed to assign (4) digit unit numbers. (Office of Emergency Management Addressing Policy)	Informational

22.	Public Safety - Addressing	Proposed Address 277 High Water LN has been drafted for this structure on Lot 3. Address and applicable fee will be determined in conjunction with a building permit for the structure. The address will not be released until the address fee is charged and the permit is issued.	Informational
23.	Public Safety - Addressing	(Development Name) What is the intended facility name? To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the Office of Emergency Management, Attn: Addressing (email: addressing@seminolecountyfl.gov). Addressing checks, the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)	Not Met
24.	Public Safety - Addressing	On page 005-Site Plan-C101, please include the following missing street names: (West) - High Water LN, (South) - Broadstone Reserve CIR, (East) - International PKWY.	Not Met
25.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.5 / table 18.5.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants.	Not Met
26.	Public Safety - Fire Marshal	Please verify the FDC type cited is correct. (13R)	Not Met
27.	Public Safety - Fire Marshal	Provide location of the backflow preventor for the proposed fire sprinkler system.	Not Met
28.	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 within 100 feet of the fire hydrant if standpipe system is provided. e) Any fire line charged by the FDC shall be DR-14 pipe. The only valve allowed in the FDC line is a check valve. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Not Met
29.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	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".

Please see mark-ups 1 – 6 on attached Mark-ups PDF

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	Reviewer	Email	Status	Reviewer Comments
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Approved	
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Public Safety - Addressing	Manny Cheatham	echeatham@seminolecountyfl.gov	Corrections Required	Manny Cheatham 407-665-5045
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Corrections Required	
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	Corrections Required	Joy Giles
Public Works - Engineering		COMMENTS ARE FORTHCOMING		
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Approved	Paul Zimmerman, PE (407) 665-2040
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Approved	
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Corrections Required	Please see informational and not met checklist items. Tony Coleman 407-665-7581

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
1/4/23	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Diane Gordon, Manny Cheatham, Becky Noggle, Tony

The application fee allows two resubmittals. For the third review, the resubmittal fees are:

Major Revision: 50% of original application fee.

Minor Revision: 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)

REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:

DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.

This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.

Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page.

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml>

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