

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	CULVERS SANFORD WEST - SITE PLAN	PROJ #: 26-06000029
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	7/08/26	
RELATED NAMES:	EP SHAMUS SCHROEDER	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	30-19-30-516-0000-0C40+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A RESTAURANT ON 3.53 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE	
NO OF ACRES	3.53	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF W SR 46, NORTHWEST OF INTERNATIONAL PKWY	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ISAAC RYBA WINTER PARK BURGERS LLC 1620 S HASTINGS WAY EAU CLAIRE WI 54701 (715) 828-1970	SHAMUS SCHROEDER NEWKIRK ENGINEERING INC 1230 N US HWY 1 ORMOND BEACH FL 32174 (386) 872-7794	

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

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Kaitlyn Apgar	The site buffers in accordance with the Developer's Commitment Agreement (DCA) #17-20500013, Development Order (DO) # 17-20500013, and DO # 05-20500006 are as follows: North – Twenty-Five (25) feet, West – Thirty-Five (35) feet except, that portion abutting parcel 30-19-30-300-002R-0000, East – Twenty-Five (25) feet, South – no buffer is required along the southern and western property boundaries of parcel 002P that is abutting parcel 30-19-30-300-002R-0000, the remaining southern property boundary of parcel 002P is subject to requirements per the SR 46 Gateway Corridor Overlay, which is twenty-five (25) feet.	Info Only
2.	Buffers and CPTED Kaitlyn Apgar	Additional buffering may be required between proposed parcels. This will be established at time of Final Development Plan. Whatever evaluations are determined under that review will need to be shown on this Site Plan as well. Additional comments may be generated.	Unresolved
3.	Buffers and CPTED Kaitlyn Apgar	For the northern buffer, the width requirement is 25 ft, which corresponds to an opacity per the LDC of 0.5 (per updated SCLDC Sec. 30.14.6 – updated effective as of August 1, 2026). This requires 2.7 plant unit groups per 100 linear feet. Please show plantings in compliance with this.	Unresolved
4.	Buffers and CPTED Kaitlyn Apgar	Please identify which plan unit group you are utilizing for each buffer. Please see SCLDC Sec. 30.14.9 (as per the updated LDC as contained in Ordinance 2026-12).	Unresolved
5.	Buffers and CPTED Kaitlyn Apgar	Ordinance 2026-12 that contains the updated sections of the Seminole County Land Development Code (SCLDC) as referenced in these comments is located in the resource folder in eplan for ease of access. It also should be available on the Seminole County Municode landing page.	Info Only
6.	Buffers and CPTED Kaitlyn Apgar	The east buffer is supposed to be an "undisturbed buffer" as per the approved DO; however, there is no existing vegetation for it to be considered "undisturbed" as intended. Please depict a 25 foot wide buffer with an opacity of 0.5 which requires 2.7 plan unit groups per 100 linear feet in accordance with the SCLDC (updated as per Ordinance 2026-12).	Unresolved
7.	Buffers and CPTED Kaitlyn Apgar	Please advise, the SR 46 Gateway Corridor buffer requires that if a parking area abuts the buffer area, a continuous shrub hedge shall be arranged or planted to	Unresolved

		ensure that a height of three (3) feet will be attained within one (1) year of planting so as to screen a minimum of seventy-five (75) percent of the parking area, to that height, as viewed from the right-of-way. Please make a note on the plans stating the Podocarpus will grow to this height within one year or propose plantings that are already three feet.	
8.	Buffers and CPTED Kaitlyn Apgar	The Drake Elm is not considered a canopy tree, but an understory tree. Please revise with an approved canopy tree.	Unresolved
9.	Buffers and CPTED Kaitlyn Apgar	Please advise, the SR 46 Gateway Corridor buffer requires the buffer area shall be planted with two (2) rows of trees (seventy-five (75) percent live oaks and twenty-five (25) percent of trees from the list of approved canopy trees) with each tree having a minimum three (3) inch diameter measured one (1) foot above the ground at planting. The trees shall be planted every fifty (50) feet and staggered. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and abut access points and intersections. The first row of canopy trees shall be planted along a line ten (10) feet back from the right-of-way line. Please show compliance with this.	Unresolved
10.	Buffers and CPTED Kaitlyn Apgar	Additional buffer comments may be provided based on revised plans for buffering submitted by the applicant.	Info Only
11.	Building Division Daniel Losada	Standard building permit will apply – Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fences/gate systems, signage, access control systems, etc.	Info Only
12.	Building Division Daniel Losada	The number of accessible parking spaces must be in accordance with the Florida Accessibility Code.	Info Only
13.	Building Division Daniel Losada	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. Seminole County Code (Municode) Chapter 270 Water and Sewer. Required minimum 750 gallon grease interceptor outside the building. It will be necessary to provide an Acceptance/Approval or Exception Letter from Seminole County Environmental Services. For assistance, please email Seminole County Environmental Services at industrialpretreatment@seminolecountyfl.gov	Info Only
14.	Building Division Daniel Losada	Proposed restaurant may require fire sprinklers and fire alarm systems.	Info Only
15.	Building Division Daniel Losada	Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
16.	Building Division Daniel Losada	Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
17.	Building Division Daniel Losada	Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only

18.	Building Division Daniel Losada	A formboard survey will be required.	Info Only
19.	Comprehensive Planning Maya Athanas	Please add the HIP-TI FLU to the site table on sheet 002 C-1.	Unresolved
20.	Environmental Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
21.	Environmental Services Maliha Rahman	On Sheet 001-CV-1 Cover: Please update Seminole County's water and wastewater phone number to 407-665-2024.	Unresolved
22.	Environmental Services Maliha Rahman	Please provide water demand calculations to justify the size of the water meter requested (1.5"). Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type. Please include separate water demands in the form of maximum operating flow (in gpm) for any hose bibbs or air conditioning units proposed for the development as well.	Unresolved
23.	Environmental Services Maliha Rahman	For water meter sizing, I recommend using AWWA's Water Demand Calculator. I have attached a screenshot of what it looks like in the Resources folder on eplan. It is free to download as an Excel template. Please fill out the values accordingly, and the 99 th Percentile Demand Flow will be calculated. You can add the Water demands for continuous operating fixtures such as hose bibbs or A/C units (if applicable) to the value of the 99 th Percentile Demand to determine the correct size water meter.	Info Only
24.	Environmental Services Maliha Rahman	Please add the following Seminole County standard details: SD 106, SD 108, SD 110, SD 207, SD 215 SD 301, SD 304 SD 504 and SD 506. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utilities-details-standards.stml	Unresolved
25.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN: Please revise the water reclaim main connection callout to "Wet tap existing 8" water main with 8"X2" service saddle and 2" corporation stop" instead of "Wet tap existing 8" water main with 8"X2" tapping sleeve (stainless steel) 2" gate valve and valve box.	Unresolved
26.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN and Sheet 011-C-10 UTILITY DETAILS: Please revise the 4" fire service lines to be "4" C900 PVC DR 14" instead of "4" PVC Class 150 (DR-18)".	Unresolved
27.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN and Sheet 011-C-10 UTILITY DETAILS: Please revise the water service line callout to be "2" SCR11 PE tubing" instead of "2" Blue PE 3408".	Unresolved
28.	Environmental Services	On Sheet 011-C-10 UTILITY DETAILS: If the fire service line is to be 4", then the existing water main can be wet	Unresolved

	Maliha Rahman	tapped with 12" X 4" tapping sleeve and valve instead of 12" X 6" tapping sleeve and valve. This would disregard the 6" X 4" reducer.	
29.	Environmental Services Maliha Rahman	On Sheet 011-C-10 UTILITY DETAILS: Please revise the water service line connection to be "4" X 2" service saddle and 2" corporation stop" instead of "6"X2" tee".	Unresolved
30.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN: Please revise the sewer line callout to be "5 LF 6" PVC SDR 26 SLOPE @ 1.6% instead of "5 LF 6" PVC SDR 26 SOPE @ 2.00%.	Unresolved
31.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN: Please revise the sewer line callout to be "10 LF 6" PVC SDR 26 SLOPE @ 2.9%" instead of "10 LF6" PVC SDR 26 SOPE @ 2.00%".	Unresolved
32.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN and Sheet 011-C-10 UTILITY DETAILS: Please add a 15X20 ft utility easement dedicated to Seminole County for the 4" water main, DDCVA, and water meter.	Unresolved
33.	Environmental Services Maliha Rahman	On Sheet 203-L3 IRRIGATION PLAN: Please provide the peak gallons/minute (GPM of reclaim water being used during normal operating hours to the watering schedule table. This is used to ensure correct water meter sizing for irrigation.	Unresolved
34.	Natural Resources Christina Seckinger	Please show a single row of silt fence placed at the limits of disturbance on the site plan/overall development plan, or on a separate erosion control plan, for erosion control. Silt fence must be trenched into the ground.	Unresolved
35.	Natural Resources Christina Seckinger	Please either provide evidence that a recent gopher tortoise survey has been performed on the project site within the past 90 days or make the following statement in the General Notes section of the Site pLan/Overall Development Plan: "Prior to earthwork or construction, proof of compliance with Florida Fish and Wildlife Conservation Commission regulations must be provided regarding gopher tortoises."	Unresolved
36.	Planning and Development Chad Harvey	Seminole County Land Development Code, Chapter 40, Section 40.14 and Sec. 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with the site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Info Only
37.	Planning and Development Chad Harvey	On the site plan, please provide parcel boundary dimensions of the entire site.	Unresolved
38.	Planning and Development Chad Harvey	The zoning classification on the property is PD (SR 46/ Lake Forest PD a.k.a Terracina) and must be in compliance with the Developers Commitment Agreement (DCA and/or the Development Order (DO) as well as the Final Development Plan.	Info Only

39.	Planning and Development Chad Harvey	Place a note on the site plan that states: The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Fional-Approved-Document.pdf	Unresolved
40.	Planning and Development Chad Harvey	Staff would like the speaker box to be facing away from the existing townhome development to the north. Please revise the site plan to show the relocation of the speaker box.	Unresolved
41.	Planning and Development Chad Harvey	Liriope or Big Blue Lilyturf is currently being evaluated as potentially being an invasive plant species. Staff would recommend an alternative such as mondo grass or something else. (Comment from Keeli Carlton - Water Policy Program Manager)	Unresolved
42.	Planning and Development Chad Harvey	It appears some of the landscaped areas are proposing rock beds. This is not Florida-Friendly. Please revise the plans to use mulch in those beds instead and throughout the site in landscaped areas for Waterwise and Florida Friendly practice. (Comment from Keeli Carlton – Water Policy Program Manager)	Unresolved
43.	Planning and Development Chad Harvey	Please update the landscape plans to show a grass other than St. Augustine sod, which requires high water use. (Comment from Keeli Carlton – Water Policy Program Manager)	Unresolved
44.	Planning and Development Chad Harvey	Please modify the grassed areas on the landscaped plans that have Bahia grass to have temporary irrigation to establish planting but no permanent irrigation for conservation. (Comment from Keeli Carlton – Water Policy Program Manager)	Unresolved
45.	Planning and Development Chad Harvey	The current water usage proposes 14,641 gallons of water per week or 58,564 gallons per month. Even though this usage is reclaimed water, it is still considered very high usage for watering only two days a week. Florida Friendly plantings encourage less water usage. Many of the planting proposed are Florida Friendly and don't require this level of weekly irrigation. Please reduce the amount of usage proposed. (Comment from Keeli Carlton – Water Policy Program Manager)	Unresolved
46.	Planning and Development Chad Harvey	Please ensure all low-lying areas of plantings have check valves where feasible. (Comment from Keeli Carlton – Water Policy Program Manager)	Unresolved
47.	Planning and Development Chad Harvey	On the landscape plan, please show the diamond landscape breaks within the parking spaces as required in the SR 46 Gateway Scenic Corridor Overlay District per Sec. 30.10.11.5. Diamond landscaped breaks shall be placed every ten (10) spaces internally, shall be eight (8) feet by eight (8) feet and shall be planted with one (1) canopy tree.	Unresolved

48.	Planning and Development Chad Harvey	The subject property is within the SR 46 Gateway Scenic Corridor Overlay District (Sec. 30.10.9 of the SCLDC) and must adhere to the standards of this section of the code. Please provide a note on the site plan that the development will meet the requirements within the SR 46 Gateway Corridor Overlay.	Unresolved
49.	Planning and Development Chad Harvey	Please provide all dimensions of the dumpster enclosure area. A separate permit will be required for the dumpster enclosure. Solid waste containers shall be in accordance with Sec. 30.14.15 of the SCLDC.	Unresolved
50.	Planning and Development Chad Harvey	Please revise the parking calculations on the plans for clarification. Some sheets say 56 spaces, the project narrative says 63 spaces, and the site data sheet says 62 total. Please revise the parking sheet data table to reflect the overall site plan and what is being shown. Please show what is required by code: Per Sec. 30.11.3 of the SCLDC 5 spaces/ 1,000 sq. ft. is required; 70 total spaces are provided: 59 standard spaces, 3 ADA spaces and 8 "waiting" spaces. Please ensure all sheets submitted with this site plan consistently demonstrate the parking provided.	Unresolved
51.	Planning and Development Chad Harvey	The side yard setback is listed as "not applicable". This should say 0' setback, not "N/A".	Unresolved
52.	Planning and Development Chad Harvey	On the development information sheet, please move the site data to the site plan sheet.	Unresolved
53.	Planning and Development Chad Harvey	In the narrative it explains that there will be a subdivision of two (2) parcels 30-19-30-516-0000-0C40 and 30-19-30-300-002P-0000, a cross-access easement agreement between the newly created parcels within the proposed subdivision will be required at the time of site plan review.	Unresolved
54.	Planning and Development Chad Harvey	Please provide a photometric plan consistent with Sec. 30.15.1 and 30.10.10 of the SCLDC. All outdoor lighting will require a separate building permit.	Unresolved
55.	Planning and Development Chad Harvey	The Development Order for this property requires a cross-access easement across the north portion of the commercial lots to allow the townhome residents to access the commercial lots. Please indicate where that access will be and provide a copy of the corresponding easement.	Unresolved
56.	Planning and Development Chad Harvey	The site plan lists parcels 30-19-30-516-0000-0C40 and 30-19-30-002P-0000 as part of this submittal. However, it is unclear what portion, if any, of this site plan is utilizing parcel 002P-0000. Please clearly demonstrate how both parcels are affected by this site plan or, if only parcel 0000-0C40 is being used for this submittal, then please remove parcel 002P-0000 from the site plan notes.	Unresolved
57.	Planning and Development Chad Harvey	The survey provided shows both parcels. If only one parcel is being utilized for this site plan submittal then please modify and resubmit the survey to accurately reflect that.	Unresolved

58.	Planning and Development Chad Harvey	Please change the Future Land Use (FLU) on the site data table to be HIPTI.	Unresolved
59.	Planning and Development Chad Harvey	This site plan cannot be approved until a Final Development Plan for this property has been submitted and approved; along with a Preliminary Subdivision Plan which will be required to go to a hearing before the Planning and Zoning Commission as a technical review.	Unresolved
60.	Planning and Development Chad Harvey	Additional comments will be forth coming based on the requirement of the Final Development Plan and Preliminary Subdivision Plan.	Info Only
61.	Planning and Development Chad Harvey	Under the site data, to provide bicycle parking for long term and short term bicycle parking: Restaurant (free-standing): Long Term – 1:25,000 square feet Short Term – 1:7,500 square feet (minimum 4)	Unresolved
62.	Planning and Development Chad Harvey	Under the site data, please provide the hours of operation. Per Sec. 30.11.7 (a) (a): Hours of operation, Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the Appropriate findings for such limitations.	Unresolved
63.	Public Safety – Addressing Lily Kay	On the 006-C-5 SITE PLAN, please clearly show the entire parcel and boundary lines and include the subject and adjacent parcel numbers within their proper boundary lines in the drawing. The subject parcel is 30-19-30-516-0000-0C40 and the adjacent parcel to the south is parcel 30-19-30-300-002P-0000.	Unresolved
64.	Public Safety – Addressing Lily Kay	Please remove the reference to BERNINI WAY” on the following plans: 006-C-5 SITE PLAN, 003-C-2 DEMONLITION AND SWPPP PLAN, 016-C-15 AUTOTURN PLAN – FIRE TRUCK, and the 001-CV-1 COVER (the reference to BERNINI WAY is in the top middle of the sheet). The address will be assigned at permitting, it is not necessary for the street name to be on these plans.	Unresolved
65.	Public Safety – Addressing Lily Kay	On the 001-CV-1 COVER, please add the directional to “STATE ROAD 46” to the AERIAL MAP, LOCATION MAP, FLOOD ZONE MAP, ZONING MAP, and the	Unresolved

		SOILS MAP. The correct street name is "W STATE ROAD 46".	
66.	Public Safety – Addressing Lily Kay	Will parcels 30-19-30-516-0000-0C40 and 30-19-30-300-002P-0000 be combined? There is more than one parcel involved with this permit application. Lots are requested to be combined prior to building permit approval. This will ensure no confusion as to what parcel number to use, now and for future permits. Contact the Seminole County Property Appraiser's Office at 407-665-7506, or visit www.scpafi.org for forms/downloads; split or combine properties. Addressing Procedure – Lot Combining.	Question
67.	Public Safety – Addressing Lily Kay	(Prior to Building Permit Submittal- New Commercial Building Single and/or Unit or Suite Numbers/Multiple Occupants) Approved sites with multiple occupants are required to coordinate individual addressing assignments, at least ten (10) working days prior to the submission of building permit applications. SCLDC 2026-12 Sec. 90.5 (d). You will need to submit, to our office, a site plan that shows all buildings (each permit shall have a site plan that depicts the building with the location of work), the street names, the subject and adjacent lot or parcel numbers, north arrow, the floor plans that shows the subject tenant space of where the work will be done, the floor numbers (if applicable), and show the tenants ingress/egress, tenant separation walls, doors, the subject unit number or suite number and the directly adjacent unit numbers or suite numbers (if applicable). Addressing will provide you with building address(es) for each building. Unit or suite numbers (whichever is applicable) will be assigned at permitting for the proposed occupied tenant space. Additionally, the assigned building address for each permit is required to be labeled on each proposed floor plan, life safety plan, cover sheet, demolition plan, life safety plans, and the site plan (example is within the title bar/sidebar) as applicable. If any part of the address/suite numbers or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. There are Building Department and Fire Department requirements that are in addition to Addressing requirements. Correspond with each department for requirements before submitting permits. Addressing Policy 2017-001	Info Only
68.	Public Safety – Addressing Lily Kay	On the 001-CV-1 COVER, please add "Via Pontina Run" and "Bermini Way" to the AERIAL MAP.	Unresolved
69.	Public Safety – Addressing Lily Kay	On the 003-C-2 DEMOLITION AND SWPP PLAN, 016-C-15 AUTOTURN PLAN – FIRE TRUCK, please label the subject and adjacent parcel numbers within their proper boundary lines in the drawing. The subject parcel is 30-10-30-516-0000-0C40 and the adjacent parcel to the south is parcel 30-19-30-300-002P-0000.	Unresolved

70.	Public Safety – Addressing Lily Kay	(Address Assignment) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 2026-12 Sec. 90.4 (a) (c).	Info Only
71.	Public Safety – Addressing Lily Kay	(Address Assignment) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC Sec. 90.2	Info Only
72.	Public Safety – Addressing Lily Kay	(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 2026-12 SEC. 90.5(a). Addresses are entered into the County map and used directly by the 911 call centers. *Address numbers are to be permanently installed facing the street the structure is addressed to. If there is a mailbox, minimum 4” in height numbers are required on both sides. Addressing Policy 2017-001.	Info Only
73.	Public Safety – Addressing Lily Kay	(Posting) Commercial address numbers are to be a minimum of six (6) inches in height and one-half (1/2) inches in width. SCLDC 2026-12 Sec. 90.5(1).	Info Only
74.	Public Safety - Fire Marshal Matthew Maywald	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
75.	Public Safety - Fire Marshal Matthew Maywald	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
76.	Public Safety - Fire Marshal Matthew Maywald	Please clarify with the fire sprinkler contractor that 4” fire main will be enough water to meet demand of fire sprinkler system. Anything smaller than 6” requires hydraulic calculations to be provided.	Unresolved
77.	Public Safety - Fire Marshal Matthew Maywald	Currently the FDC is being blocked by parking spaces. Either the parking spaces will need to be removed, and blocked/stripped off or the DDCVA with FDC shall move, or a stand alone FDC shall be provided.	Unresolved
78.	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on resubmittal.	Unresolved
79.	Public Safety - Fire Marshal Matthew Maywald	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	Unresolved

		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. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Department before being covered.	
80.	Public Works Engineering Andrew Broxton	Public Works Engineering Manual requires driveways opposing driveways to be aligned. Please relocate the access on Via Pontina Run to align with Tecetta Way.	Unresolved
81.	Public Works Engineering Andrew Broxton	A minimum of 35' turn radius is required for driveways. Please revise both access points to have an inbound and outbound turn radius of 35'.	Unresolved
82.	Public Works Engineering Andrew Broxton	In the proposed Garbage Truck routing plan, trucks cannot approach the dumpsters head on. Please rotate dumpster area to permit easier access.	Unresolved
83.	Public Works Engineering Andrew Broxton	The F.S reference of the ADA sign is incorrect. Please correct in accordance with Traffic Detail T-19 of the Seminole County Public Works Engineering Manual.	Unresolved
84.	Public Works Engineering Andrew Broxton	Previous SJRWMD permit does not include parcel 30-19-30-300-002P-0000. Future development of newly created parcels will required updated stormwater plans and permits.	Info Only
85.	Public Works Engineering Andrew Broxton	Please provide end of driveway signage at unconnected western access.	Unresolved
86.	Public Works Engineering Andrew Broxton	Portions of this site lie within a FEMA designated flood zone. And a Letter of Map Revision (LOMR) will be required.	Unresolved
87.	Public Works Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project based on the proposed Land Use (i.e. Fast Food Restaurant with Drive Thru) and 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 from 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	Info Only

AGENCY/DEPARTMENT COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Unresolved
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Unresolved
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Unresolved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Unresolved
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Unresolved
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Unresolved
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	507-665-7391	Unresolved
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Info Only
Public Safety – Addressing	Lily Kay	lkay@seminolecountyfl.gov	407-665-5045	Unresolved
Public Works – Impact Analysis	Arturo Perez	aperez07@seminiolecountyfl.gov	407-665-5716	Info Only

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, August 7, 2026, in order to place you on the Wednesday, August 19, 2026 meeting agenda.

The DRC Agenda can be found [HERE](#).

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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8/6/2026	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, Maya, Chad, Matthew, Maliha, Christina, Lily and Andrew
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