

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, 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:	ROCK CHURCH BUILDING EXPANSION - SITE PLAN	PROJ #: 25-06000040
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	9/11/25	
RELATED NAMES:	EP TOM FABER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	25-19-29-300-0290-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A BUILDING AND PARKING LOT EXPANSION ON 10.91 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SR 46, EAST OF GLADE VIEW DR	
NO OF ACRES	10.91	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF SR 46, EAST OF GLADE VIEW DR	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
STEVEN PARKING THE ROCK OF CENTRAL FLORIDA INC 6641 W SR 46 SANFORD FL 32771 (407) 688-2445	TOM FABER FABER ENGINEERING INC 3165 MCCRORY PL STE 151 ORLANDO FL 32803 (407) 595-1566 TFABER@FABERENGINEERINGINC.COM	

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.

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.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	<p>Please show buffer compliance with SCLDC Sec. 30.10.9 (d). The buffer width on the north side fronting SR 46 is acceptable at 25 feet. The following are standards for plantings required: Four (4) canopy trees per one hundred (100) linear feet;</p> <p>Six (6) understory trees per one hundred (100) linear feet (each understory tree shall be a minimum of one and one-half (1) inches caliper and six (6) feet tall at the time of planting); and</p> <p>Sixteen (16) shrubs per one hundred (100) linear feet.</p> <p>Please also state on the plan that the buffer provided is in compliance with this section as it pertains to the West SR 46 Scenic Corridor Overlay District.</p>	Unresolved
2.	Buffers and CPTED	A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. The parking buffer has an opacity of 0.2, width is ten (10) feet, and plant unit groups per 100 linear feet is one (1). Please show compliance with this buffer on the southern end of the property where the parking spaces are closer than twenty-five (25) feet to the residential lot lines.	Unresolved
3.	Buffers and CPTED	Are there overhead utility/power lines on the north side of the property?	Question
4.	Buffers and CPTED	Per SCLDC Sec. 30.10.9.6 (f), each internal landscaped island shall be a minimum of ten (10) feet wide and twenty (20) feet deep. Please show compliance with this section, it appears that one or more internal landscaped islands do not meet this.	Unresolved
5.	Buffers and CPTED	Per SCLDC 30.10.10. (f) (1) (d) Each landscaped island shall be irrigated. Reclaim water, if available must be used for irrigation. The Planning Manager may permit the use of a temporary above-ground irrigation system in areas where drought tolerant/low water use zone plant material is proposed to be planted for the entire landscaped area. An irrigation plan shall not be required in such circumstance. Also each island shall contain one (1) canopy tree as defined by Section 30.14.16(b) of the Seminole County Land Development Code or two (2) understory trees, each with a minimum caliper of one and one-half (1½) inches and minimum height of six (6) feet at planting.	Unresolved
6.	Buffers and CPTED	When ten (10) or more trees are required to be planted to meet the requirements of the code, a	Unresolved

		mix of tree species shall be provided. The minimum number of species is five (5) when over forty (40) trees total are required.	
7.	Buffers and CPTED	Please indicate water use zones on the irrigation plan. Installed trees and plant materials shall be grouped together into zones according to their water use needs. See SCLDC Sec. 30.14.16 (i) for more information at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Unresolved
8.	Buffers and CPTED	Please state what water use each plant requires in the landscape plans. You can view a list of plants and their respective water use in SCLDC Sec. 30.14.19 , see the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Unresolved
9.	Building Division Review	9/29/25: - Provide cross slope, and running slope percentage/ measurements for path to the two new accessible parking spots located across the main drive lane. Must comply with the Florida Accessibility Code, chapter 4. - Provide accessible path from building to proposed location of temporary classroom building on west side of property. Florida Accessibility Code, section 206.	Unresolved
10.	Building Division Review Coordinator	9/29/25: - Proposed building, and proposed use of Church, School, Daycare will require a full fire alarm and fire sprinkler system to be installed. Possible smoke detection will be required depending on final design and usage set up. - Proposed use is not clearly outlined and is not possible to discern based on the requirements outlined in chapter 3 of the FBC. Potential occupancy separation may be required based on final design and usage alignments. - Proposed layout of egress points out of sanctuary room are concerning based on the rough occupancy data. Potential of three means of egress, with remoteness meeting section 1007.1.1 of the FBC must be accounted for in final building design.	Unresolved
11.	Building Division Review Coordinator	9/29/25: - Plan does not clarify whether the existing building and proposed building will be physically connected via enter-connecting doors. If not connected, separate addressing will be required for each building. - Also note, if not physically connected, as noted above, required fire separation as outlined in section 705 of the FBC must be accounted for in final design.	Unresolved
12.	Building Division	9/29/25: - Is the current use of the current building going to change once the new building is	Unresolved

	Review Coordinator	complete? If the answer is yes, proper permitting for the change of use/ occupancy is required.	
13.	Comprehensive Planning	Please specify the grades for the school. Per Policy FLU 2.2.5 of the Comprehensive Plan: Middle schools and high schools shall not be permitted on property located within the Wekiva River Protection Area except for 8.7 acres owned by the Seminole County School Board prior to October 26, 1999, which is located in the East Lake Sylvan Transitional Area, depicted in Exhibit FLU: East Lake Sylvan Transitional Area/School Site.	Unresolved
14.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
15.	Environmental Services	On Sheet C01: Cover Sheet, please update our contact information to the following: WATER, WASTEWATER, & RECLAIM SEMINOLE COUNTY 500 W. LAKE MARY BLVD. SANFORD, FL 32773 PHONE: (407) 665-2024	Unresolved
16.	Environmental Services	On Sheet C2.0: General Notes, under the FDEP Water Notes section, please add the following sentence for note 3: Not more than a weighted average of 0.25 percent lead when used with respect to the wetted surfaces of pipes, pipe fittings, plumbing fittings, and fixtures. (40 CFR 143.12(a)(2)); exceptions allowed under 40 CFR 143.16.	Unresolved
17.	Environmental Services	On Sheet C5.0: Utility Plan, please update the water main callout to the following: Connect to existing 12" PVC WM with 12"x2" service saddle and 2" corporation stop. Update the 2" PE WM callout in the right of way to be the following: 2" HDPE tubing.	Unresolved
18.	Environmental Services	On Sheet C5.0: Utility Plan, please provide callouts specifying the size of the proposed water meter and backflow preventer. Depending on the size of the water meter required to service the project, the size of the service saddle and the corporation stop may need to be adjusted. See Standard Detail (SD) 208 for reference.	Unresolved
19.	Environmental Services	Please provide calculations to justify the size of the water meter requested. This can be submitted in the form of proposed fixture counts with manufacturers specified maximum operating flow (in gpm) for each fixture type.	Unresolved
20.	Environmental Services	On Sheet C5.0: Utility Plan, please add a utility note 12 with the following information: Potable water service shall be C-901, SDR 9 HDPE Tubing.	Unresolved
21.	Environmental Services	On Sheet C5.0: Utility Plan, please note that the County does not require valves/valve boxes to be installed on potable water service lines. These can be removed from the plans if desired.	Info Only
22.	Environmental Services	On Sheet C5.0: Utility Plan, please specify that the existing onsite fire hydrant is public by updating the	Unresolved

		callout accordingly. For example, the onsite fire hydrant callout should be updated to existing public fire hydrant (Seminole County).	
23.	Environmental Services	On Sheet C10.0: Utility Details, please add the following standard details: SD 101 and SD 105.	Unresolved
24.	Environmental Services	Sheet C10.0: Utility Details references SD 504 and SD 506 but the property is already being serviced by a reclaim service connection/reclaim meter. If a new reclaim meter/sign is proposed, the details can remain. If no new reclaim meter/sign is proposed, please remove SD 504 and SD 506.	Unresolved
25.	Environmental Services	According to the provided boundary survey, it appears as though there is no utility easement over the existing Seminole County owned fire hydrant and 6" water main feeding the fire hydrant and DDCVA. Everything else on the site appears to be privately owned/maintained. Please contact the property owner (or authorized representative) and have them provide us any documentation that there is an existing utility easement over this infrastructure. If none exists, then please have the property owner (or authorized representative) provide a sketch and legal description (signed/sealed by a professional surveyor) of the proposed utility easement so that we can begin the process to getting this completed. We require a 15 ft wide utility easement along the centerline of our potable water mains/fire hydrants. Please see the file "Rock Church Proposed Utility Easement" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for.	Unresolved
26.	Natural Resources	Identify the oaks to the species level (live, laurel, water, etc). Alternatively, coordinate a site visit with the reviewer to identify the trees.	Unresolved
27.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
28.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
29.	Natural Resources	The proposed project is within the Wekiva River Protection Area (WRPA). See SCLDC Chapter 30	Info Only

		Part 58 for requirements for development within the WRPA.	
30.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
31.	Natural Resources	Show the dripline limits for preserved trees near new impervious surfaces. Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Unresolved
32.	Natural Resources	If a grade change is proposed within the dripline of an existing tree, show how the elevation of the area within the dripline will be maintained. All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Unresolved
33.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Unresolved
34.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
35.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
36.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Unresolved
37.	Natural Resources	County tree replacement calculations have changed. Please see comments for details or contact the reviewer.	Unresolved
38.	Natural Resources	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only

39.	Natural Resources	Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Unresolved
40.	Natural Resources	Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet. SCLDC 30.10.5.10(a)(3)	Unresolved
41.	Natural Resources	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	Unresolved
42.	Natural Resources	Tree species exempt from replacement requirements: laurel oak; water oak; chinaberry; camphor. Note that these species do not count toward mitigation requirements, either.	Info Only
43.	Planning and Development	On Site Plan page 4.0, please show all perimeter boundaries of the property as well as linear dimensions and metes/bounds description of all perimeter boundary lines.	Unresolved
44.	Planning and Development	On Site Plan page 4.0, please amend overall site data note number three (3) to state "Net buildable acreage" and please ensure that it is compatible with the following definition; the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Unresolved
45.	Planning and Development	On Site Plan page 4.0, please show zoning, Future Land Use, and parcel IDs on adjacent properties.	Unresolved
46.	Planning and Development	Please clarify what grade levels/ages the school serves. Please also provide the student count.	Unresolved
47.	Planning and Development	On Site Plan page 4.0, please show setbacks from each property boundary to new structures in linear feet. Please also state in the site data table what the actual proposed setbacks are from each structure.	Unresolved
48.	Planning and Development	On the Site Plan page 4.0, please give the dimensions of each structure proposed under the site data table.	Unresolved
49.	Planning and Development	This property is located within the East Lake Sylvan Transitional Area, Wekiva River Protection Area, the West SR 46 Scenic Corridor and the Bear Management Area.	Info Only
50.	Planning and Development	This development is proposing expansion of square footage associated with the Special	Unresolved

		Exception more than 10% and additional use of the property as a daycare. Daycares are considered a Special Exception in A-1. Per DO#16-32000006, this will require the need for a new Special Exception. This Site Plan cannot be approved until a new Special Exception is approved.	
51.	Planning and Development	The most recent approved Development Order (DO), DO#16-32000006, for a Special Exception is located within the resource folder in eplan for reference.	Info Only
52.	Planning and Development	Please clearly delineate all wetlands on the site as well as required buffering. In the WRPA, the wetland buffer is a twenty-five (25) foot minimum with a fifty (50) foot average.	Unresolved
53.	Planning and Development	The processes for Special Exceptions include the following: 1. Pre-Application Review 2. Staff Review of Special Exception. (staff recommends at least one [1] review cycle before conducting a community meeting) 3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. 4. Planning and Zoning Board Recommendation. 5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception. Please see the following link for more information https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements	Info Only
54.	Planning and Development	The Scenic Corridor setback is fifty (50) feet from the right-of-way of SR 46. Please show this setback to ensure compliance with SCLDC Sec. 30.10.9.6. No structure or outdoor storage shall be located within fifty (50) feet from the right-of-way of State Road 46.	Unresolved
55.	Planning and Development	If there is outdoor lighting proposed, staff recommends providing the photometric plan at Site Plan submittal. 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. Additionally, this site is subject to all provisions of the SR 46 Scenic Corridor Lighting Standards, please reference SCLDC Sec. 30.10.10 at the following link https://library.municode.com/fl/seminole_county/co	Unresolved

		des/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT10OVDI_S30.10.10STRO46SCCOLIST	
56.	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.14.15. See the following link for more information https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC	Info Only
57.	Planning and Development	Please show dumpster details in compliance with SCLDC Sec. 30.14.15 Screening and ensure these details meet the Bear Management Area standards (more information located at the following link: https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeId=CH258URBEMAS258.3COREDIWIURBEMAAR)	Unresolved
58.	Planning and Development	All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.15 - Outdoor lighting requirements.	Info Only
59.	Planning and Development	This property is in the Aquifer Recharge Overlay which requires the maximum area covered by structures and impervious surface not exceed 65% for nonresidential uses.	Info Only
60.	Planning and Development	Because this property is in the Aquifer Recharge overlay, with the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved, per Future Land Use Policy 2.3.12.	Info Only
61.	Planning and Development	Please submit a Wekiva River Area Consistency Form, see the following link for more info: https://www.seminolecountyfl.gov/docs/default-source/pdf/wevikariverareaconsistencyformjuly2025ada.pdf	Unresolved
62.	Planning and Development	On Site Plan page 4.0, please clarify and dimension which spaces are ten (10) by twenty (20) feet in order to ensure this meets the requirement of a minimum of twenty (20) percent of required off-street parking space consisting of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet. Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18).	Unresolved
63.	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	Info Only

		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 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	
64.	Public Safety - Addressing	Library Comment (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)	Info Only
65.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only
66.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 25-19-29-300-0290-0000 is 6641 W SR 46, Sanford, FL 32771. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to. SCLDC 90.5 (7)	Info Only
67.	Public Safety - Addressing	Please correct the street name from State Road 46 to W State Road 46.	Unresolved
68.	Public Safety - Addressing	Is the "Temporary Classroom Modular Building" structure, that is labeled on the proposed site plan proposed or is it in addition to the existing modular classroom? Will the "Temporary Classroom" be temporary until the addition is completed? Are there any plans for the "Temporary Classroom" to remain after the addition is completed? It is shown on the site plan in the northwest corner. There is a Site Plan 16-06000056 that was approved for the Rock Academy and a building permit 17-5360 received a CO for a modular classroom that is located east of the existing building. Will the existing modular classroom be removed and relocated to the northwest corner of the property?	Question
69.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
70.	Public Safety - Fire Marshal	Please verify the porte cochere will provide minimum 13' 6" vertical clearance for the fire apparatus to pass through underneath.	Unresolved
71.	Public Safety - Fire Marshal	Please clearly indicate this is an addition to the building and not a separate structure.	Unresolved

72.	Public Safety - Fire Marshal	Utility plan calls out existing DDCVA, please clearly indicate where the existing FDC is on the utility plan.	Unresolved
73.	Public Safety - Fire Marshal	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
74.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
75.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
76.	Public Safety - Fire Marshal	Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. Please provide hydrant flow test for all hydrants being utilized for fire flow calculations for this site.	Unresolved
77.	Public Safety - Fire Marshal	Please clearly indicate how long the "temporary portable classroom" intends to be there. Based on length, etc this structure may be required to be sprinkled. Reference FFPC 8th ed, 14.3.5 for further.	Unresolved
78.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
79.	Public Works - Engineering	Please update the ADA sign to FS316.1955.	Unresolved
80.	Public Works - Engineering	Please show stop signs and striping at all exits from the parking lot to the drive aisle.	Unresolved
81.	Public Works - Engineering	Please align the ADA spaces on the north side of the drive aisle to the south side. Please stripe the ADA crossing. Please verify the slopes in all directions for this crossing. Provide additional spot elevations.	Unresolved
82.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff 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 Reviewers 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	Contact	Status
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	No Review Required
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460	Corrections Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
10/9/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Amy Curtis, Jim Potter, Sarah Harttung, Maya Athanas,

		Matthew Maywald, Phil Kersey, Becky Noggle, James VanAlstine
<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:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>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/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