

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	LONGWOOD-LAKE MARY CENTER - PD MAJOR AMENDMENT	PROJ #: 26-20500002
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	1/27/26	
RELATED NAMES:	Z2026-04	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-20-30-521-0000-0020	
PROJECT DESCRIPTION	PROPOSED PD MAJOR AMENDMENT TO ADD OUTDOOR STORAGE TO AN EXISTING WAREHOUSE ON 3.26 ACRES LOCATED ON THE SOUTHWEST SIDE OF LONGWOOD LAKE MARY RD, NORTH OF N RONALD REAGAN BLVD	
NO OF ACRES	3.26	
BCC DISTRICT	4-Amy Lockhart	
LOCATION	ON THE SOUTHWEST SIDE OF LONGWOOD LAKE MARY RD, NORTH OF N RONALD REAGAN BLVD	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ROBERT ISOLA LONGWOOD-1 LLC PO BOX 941483 MAITLAND FL 32794 (321) 303-5234	JOHN FRITH FRITH & ASSOCIATES INC 8811 GREAT COVE DR ORLANDO FL 32819 (407) 363-0739	

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/urll/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:

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
2.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida accessibility code.	Info Only
3.	Building Division Daniel Losada	The site plan must clearly delineate the location of fencing and property boundaries, along with proper measurements to ensure the fencing is installed within the boundaries and any applicable setbacks.	Info Only
4.	Environmental Services James Van Alstine	Seminole County Utilities has no objection to the proposed PD major amendment.	Info Only
5.	Planning and Development Annie Sillaway	Please provide a letter from the dumpster company confirming that they approve the installation of fencing around the dumpster enclosure. The letter should also outline any conditions or requirements they have for the Applicant regarding the fencing.	Unresolved
6.	Planning and Development Annie Sillaway	Please provide renderings of the type of screening from different angles that will be provided around the outdoor storage area.	Unresolved
7.	Planning and Development Annie Sillaway	On the site plan, please provide the existing Zoning and Future Land Use.	Unresolved
8.	Planning and Development Annie Sillaway	On the site plan under the site data, please provide the maximum allowable F.A.R.	Unresolved
9.	Planning and Development Annie Sillaway	On the site plan sheet, please hatch the area where the outdoor storage is being proposed on site.	Unresolved
10.	Planning and Development Annie Sillaway	Please revise the site plan under the Site Data section to clearly identify the building associated with the outdoor storage. Label the specific building and add a note on the plan stating: Outdoor storage is an accessory to Building _____.	Unresolved
11.	Planning and Development Annie Sillaway	On the site plan under site data, please provide the building setbacks.	Unresolved
12.	Planning and Development	Please provide a clear written explanation describing the need for outdoor storage on the site, including the	Unresolved

	Annie Sillaway	reasons it is necessary and why it is located in the proposed area.	
13.	Planning and Development Annie Sillaway	A community meeting will be required for the PD Major Amendment. Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Unresolved
14.	Planning and Development Annie Sillaway	Provide a separate legal description of the subject property.	Unresolved
15.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
16.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
17.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
18.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and	Info Only

		hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
19.	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on site plan submittal.	Info Only
20.	Public Works - County Surveyor Raymond Phillips	I have reviewed the survey and find nothing i can comment on based on 5j-17 FAC.	Info Only
21.	Public Works - Engineering Jim Potter	No specific drainage or traffic issues noted with the modification to the PD for outdoor storage. Any additional impervious to the site would need to be evaluated.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete Recommend Approval	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - County Surveyor	No Review Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Building Division	Approved	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Public Safety - Addressing	No Review Required	Lily Kay 407-6655045 lkay@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
3/5/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Annie Sillaway
<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.stml</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

