

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	HICKMAN INDUSTRIAL STORAGE YARD - SITE PLAN	PROJ #: 26-06000014
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	4/15/26	
RELATED NAMES:	EP JEFFREY RIVERA	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	20-19-30-5TB-0000-0050	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN INDUSTRIAL STORAGE YARD ON 11.18 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF HICKMAN RD, WEST OF JAMES WESLEY LN	
NO OF ACRES	11.18	
BCC DISTRICT	5: HERR	
CURRENT ZONING	M-1	
LOCATION	ON THE NORTH SIDE OF HICKMAN RD, WEST OF JAMES WESLEY LN	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JEFFREY RIVERA KIMLEY-HORN & ASSOCIATES INC 6876 MARWICK LN STE 350 ORLANDO FL 32827 (407) 459-8117	N/A	

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

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	Based on the information provided by the applicant, the buffer intensity has been evaluated and determined to be a IX per the Seminole County Land Development Code. The property backs up to Interstate 4 which is deemed a Principal Arterial Roadway. Access to the property is from James Wesley Lane which is classified as a local road.	Info Only
2.	Buffers and CPTED Chad Harvey	Based on adjacent properties and roadways contiguous to this site, the following buffers are required by code: West (abutting I-4) Provide a minimum buffer that is .5 opacity, 25 foot wide, and contains 2.70 plant unit groups per 100 linear feet with a 6 foot tall masonry wall. South Provide a minimum buffer that is 0.1 opacity, 10 feet wide and contains 1 plant unit group per 100 linear feet. Against James Wesley Lane (property access location) Provide a minimum buffer that is 0.4 opacity, 15 feet wide and contains 2.25 plant unit groups per 100 linear feet with a 3 foot hedge enhancement.	Unresolved
3.	Buffers and CPTED Chad Harvey	Comment Please indicate what plant unit group is chosen for each buffer. For any buffer where overhead utility lines exist, please utilize plant unit group C. Please see the following link for descriptions of plant unit group options https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.3BU	Unresolved
4.	Buffers and CPTED Chad Harvey	Comment Please remove the references to the development order (06-20500003) from the plans.	Unresolved
5.	Buffers and CPTED Chad Harvey	Comment Please update sheet L1 to reflect 61 overall parking spaces provided consistent with overall site plan.	Unresolved
6.	Buffers and CPTED Chad Harvey	Comment Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Unresolved

7.	Building Division Daniel Losada	Comment - Florida Accessibility Code 208.1 General. Where parking spaces are provided, parking spaces shall be provided in accordance with 208. Please see Table 208.2. (51 to 75 parking spaces requires 3 accessible spaces.)	Unresolved
8.	Building Division Daniel Losada	Comment - All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
9.	Building Division Daniel Losada	Comment - 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
10.	Building Division Daniel Losada	Comment - Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
11.	Building Division Daniel Losada	Comment - Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
12.	Building Division Daniel Losada	Comment - All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
13.	Comprehensive Planning Maya Athanas	Comment Please specify the proposed uses.	Unresolved
14.	Environmental - Impact Analysis	Library Comment Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
15.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, remove the 12"x8" tee portion from the wet tap callout. Revise the wet tap callout to use 6" tapping sleeve and valve instead of 8".	Unresolved
16.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, revise the water main callout downstream of the wet tap to be public (not private) and to be 6" instead of 8".	Unresolved

17.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, revise the 8" tee to be a 6"x1" service saddle. The 8" GV upstream of the service saddle can be removed if desired as it seems redundant. The GV to the west of the service saddle should have its callout updated to be a 6" GV. Remove the 8" GV, 8" 90-degree bend, and 8"x1.5" reducer downstream of the service saddle. Provide a callout for the water line between the service saddle and the water meter to be 1" potable PE service.	Unresolved
18.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, swap the callouts for the 6" DDCVA and the water meter/backflow preventer. Revise the water meter size to be 3/4" instead of 1.5". The backflow preventer can match the 3/4" size of the water meter or it can match the 1" size of the water service line. The Utility Demand Calculation provided states that this development requires approximately 23.51 GPM at peak hourly. Our 3/4" water meter can operate up to 35 GPM with maximum continuous operations up to 25 GPM. If a larger water meter is desired, please provide calculations to justify that the size of the water meter requested is suitable for the water demand of the proposed development and not oversized. Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in GPM) for each fixture type within the building. Please include separate water demands in the form of maximum operating flow (in GPM) for any continuous operating fixtures such as hose bibbs or air conditioning units proposed for the development as well.	Unresolved
19.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, revise the water service sizes, valve sizes, and building stub out sizes accordingly with the water meter/backflow preventer size changes.	Unresolved
20.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, please consider adding a separate backflow preventer on the water service line for the hose bibb/trash enclosure connection.	Info Only
21.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, update the 2 onsite fire hydrant assembly callouts to be specify them as private fire hydrants. Update the callout for the offsite fire hydrant to specify it as public.	Unresolved

22.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, our preferred connection for the gravity sewer is to the manhole on the north side of the cul-de-sac. Is it feasible to make this connection instead? This manhole is at a higher invert elevation, and the alignment of the gravity sewer would avoid a significant amount of pipe crossings. If not, please consider revising the south invert of SS-2 to be at least 17.15'. We do not recommend more than a 2 ft drop across a manhole.	Unresolved
23.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, please add another pipe conflict callout/detail for the 8" gravity sewer and the 12" WM crossing within the cul-de-sac.	Unresolved
24.	Environmental Services James Van Alstine	Comment On Sheets C8.0 and C8.1: Seminole County Details, please add the following: SD 101, SD 102, SD 104, SD 108, SD 109, SD 111, SD 115, SD 204, SD 207, SD 208, SD 302, and SD 306.	Unresolved
25.	Planning and Development Chad Harvey	Comment Please remove the developer's notes on sheet C4 referencing O.R. books and pages and referencing a Development Order. This property has straight industrial land use and zoning and is not a PD. The regulations applied are for M-1 Zoning and Industrial Future Land Use.	Unresolved
26.	Planning and Development Chad Harvey	Comment Please provide a letter of no objection or a copy of an agreement from Florida Power Corporation for allowing the gravel driveway under their transmission lines.	Unresolved
27.	Planning and Development Chad Harvey	Comment Vicinity Map and Aerial image on Cover Sheet need to be drawn to scale.	Unresolved
28.	Planning and Development Chad Harvey	Comment Please provide the parcel ID numbers, the zoning and the future land use designation of the adjacent properties to this site.	Unresolved
29.	Planning and Development Chad Harvey	Comment If outdoor lighting is being proposed, please provide a photometric plan per Section 30, Part 15 of the Seminole County Land Development Code.	Unresolved

30.	Planning and Development Chad Harvey	<p>Comment</p> <p>Please add a note to sheet L1 that states" Sec. 60.8(c) Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at a radius distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty-four (24) feet from the center of the tree. If circumstances that require encroachment of the dripline, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree.</p>	Unresolved
31.	Planning and Development Chad Harvey	<p>Comment</p> <p>Please remove the off-site trees shown on the tree mitigation plans. Only trees on the subject site shall be part of the overall tree calculations for trees being removed, installed or retained on site.</p>	Unresolved
32.	Planning and Development Chad Harvey	<p>Comment</p> <p>Parcel 49A (Parcel Number 16-19-30-5AC-0000-049A) appears to be under the same ownership but not part of this site plan submittal or the same plat. A cross-access agreement will be required for this property to ensure legal access to it.</p>	Unresolved
33.	Planning and Development Chad Harvey	<p>Comment</p> <p>On sheet L2.02 please provide the water zones, radius of throw and the pipe size for the irrigation per section 30.14.18 (c). Front yards shall not be less than fifty (50) feet in depth as measured from the front property line to any building. On the landscape plans, please provide the required landscaping within the twenty-five (25) foot buffer area and please provide a call out stating the twenty-five (25) foot landscape buffer. The twenty-five (25) feet of such yard nearest to the front property line shall remain unpaved except for the normal entrance drives and shall be landscaped as required in section 30 part 14. The remaining twenty-five (25) feet of such yards may be used for the parking of passenger vehicles only. Front setbacks for property located internal to an industrial park may utilize a front yard setback of not less than twenty-five (25) feet in depth from the front property if not less than ten (10) feet of such yard nearest to the front property line is retained as a landscaped green area which is unpaved except for normal entrance drives, and sufficient area for the loading and unloading of vehicles is provided consistent with generally accepted engineering practices and principles.</p>	Unresolved
34.	Planning and Development Chad Harvey	<p>Comment</p> <p>Comment from (Environmental Services) Keeli Carlton: Please add a note to the irrigation plans that once new plant material has established within 60 days of planting, that the irrigation timer will be reset to Seminole County watering guidelines.</p>	Unresolved

35.	Planning and Development Chad Harvey	Comment Comment from (Environmental Services) Keeli Carlton: Please ensure that live oak trees are not used in parking landscaped areas due to root sprawl in these limited growth areas.	Unresolved
36.	Planning and Development Chad Harvey	Comment Please show a cross-section detail of the dumpster enclosure. Info: At the time of building permit, a separate dumpster enclosure permit will be required.	Unresolved
37.	Planning and Development Chad Harvey	Comment On the overall site plan, please show the location and type of any proposed signage for the subject property.	Unresolved
38.	Planning and Development Chad Harvey	Comment Please update the site plan sheet C4 to reflect that 63 total spaces are provided. 60 standard spaces plus 3 ADA spaces. The proposed Warehouse and Service Shop uses show one (1) space per two (2) employees but does not include the code required one (1) additional space for company vehicle for each use.	Unresolved
39.	Planning and Development Chad Harvey	Comment On the site plan plan under the site data table, please provide what the proposed uses are.	Unresolved
40.	Planning and Development Chad Harvey	Comment On the overall site plan, please revise the proposed floor area ratio to show the total net building floor area ratio of the site. There is a transmission easement that runs through the site which needs to be deducted from the total site area in order to provide the total proposed net buildable area for the site. Net buildable acreage: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to the rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and flood prone areas.	Unresolved
41.	Planning and Development Chad Harvey	Comment If there are any loading spaces being provided, they need to be shown on the stie plan and meet the SCLDC require3ments under Section 30.11.6.3. Per Sec. 30.11.6.3 Off-street loading and unloading space defined. An open, hard-surfaced area, other than a street or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors and trailers. Such space shall not be less than twelve (12) feet in width, fifty-five (55) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.	Unresolved

42.	Planning and Development Chad Harvey	<p>Comment</p> <p>On the overall site plan under the site data, please provide the hours of operation. Per Sec. 30.11.7 (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.</p>	Unresolved
43.	Planning and Development Chad Harvey	<p>Comment</p> <p>On the overall site plan under the data table, please note the minimum parking stall size.</p>	Unresolved
44.	Planning and Development Chad Harvey	<p>Comment</p> <p>Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.14.15 – Miscellaneous design standards.</p>	Info Only
45.	Planning and Development Chad Harvey	<p>Comment</p> <p>All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.15.1 - Outdoor lighting requirements.</p>	Info Only
46.	Planning and Development Chad Harvey	<p>Comment</p> <p>Please provide all details such as material, type, height of the fencing or walls that will be provided for the outdoor storage area.</p>	Unresolved

47.	Public Safety - Addressing Lily Kay	Library Comment (Development Name) The Site Plan name HICKMAN INDUSTRIAL STORAGE YARD, has been approved for use. Is this the intended name that will be displayed on the property? Is this the business name? The approved name shall be the only conspicuous name posted or advertised on signage. 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) (email:addressing@seminolecountyfl.gov).	Question
48.	Public Safety - Addressing Lily Kay	Comment On the 009 C4.0 OVERALL SITE PLAN and 011 C4.2 SITE PLAN, please remove "HWY NO." from "INTERSTATE HWY NO. 4". The correct name is "INTERSTATE 4" (or I-4).	Unresolved
49.	Public Safety - Addressing Lily Kay	Comment On the 009 C4.0 OVERALL SITE PLAN, please remove the reference to "PARCEL 3" to the northwest of the subject lot and replace it with the correct lot number, which is LOT 49A.	Unresolved
50.	Public Safety - Addressing Lily Kay	Library Comment (ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
51.	Public Safety - Addressing Lily Kay	Comment Will this proposed building be multi-tenant or single-tenant?	Question
52.	Public Safety - Addressing Lily Kay	Library Comment (ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
53.	Public Safety - Addressing Lily Kay	Library Comment (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 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.	Info Only

54.	Public Safety - Addressing Lily Kay	Library Comment (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 (8)(d)	Info Only
55.	Public Safety - Addressing Lily Kay	Library Comment (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
56.	Public Safety - Addressing Lily Kay	Comment On the 009 C4.0 OVERALL SITE PLAN.pdf, please remove the reference to "PARCEL 2" within the subject parcel boundary lines.	Unresolved
57.	Public Safety - Addressing Lily Kay	Comment On the 009 C4.0 OVERALL SITE PLAN.pdf and 010 C4.1 SITE PLAN.pdf, please include the adjacent street name "HICKMAN DRIVE" within its proper boundary lines.	Unresolved
58.	Public Safety - Addressing Lily Kay	Comment On the 009 C4.0 OVERALL SITE PLAN.pdf, please include the adjacent lot number to the south (LOT 9), and please remove the reference to "LOT 4" as this is not an adjacent lot.	Unresolved
59.	Public Safety - Addressing Lily Kay	Comment On the 010 C4.1 SITE PLAN.pdf, please include the subject and adjacent parcel or lot numbers. The subject lot number is LOT 5; and the adjacent lot numbers to the south are LOT 12 and LOT 9, and the adjacent lot numbers to the east are LOT 6 and TRACT A.	Unresolved
60.	Public Safety - Addressing Lily Kay	Comment On the 010 C4.1 SITE PLAN.pdf, please include the adjacent street name within its proper boundary lines, "INTERSTATE 4" (or I-4).	Unresolved
61.	Public Safety - Addressing Lily Kay	Comment On the 011 C4.2 SITE PLAN.pdf, please include the subject and adjacent lot or parcel numbers. The subject lot number is LOT 5; and the adjacent lot numbers are LOT 49A to the north, and LOT 48 and TRACT A to the east.	Unresolved
62.	Public Safety - Fire Marshal Matthew Maywald	Comment Fire department access gates shall be a minimum 20 ft wide. If electric a knox key switch and SOS to be provided. If manual a knox padlock. Currently one gate is stated to be 16 ft and another does not clarify width. Please clarify.	Unresolved

63.	Public Safety - Fire Marshal Matthew Maywald	Comment Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2) Please clarify rear gravel area will meet this requirement.	Unresolved
64.	Public Safety - Fire Marshal Matthew Maywald	Comment Site plan calls out building to be 36849, fire flow calcs state 30,911 ,please clarify and revise. Also if it is 36849 please revise associated minimum fire flow required.	Unresolved
65.	Public Safety - Fire Marshal Matthew Maywald	Comment 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 with-in 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 Dept. before being covered. – A separate permit and review is required for the installation of private fire mains	Unresolved
66.	Public Safety - Fire Marshal Matthew Maywald	Comment Please clarify fire POS. Currently the arrow states it is a 1.5" RPZ and the 6" DDCVA is adjacent. Fire POS is when it becomes dedicated fire only and is typically the DDCVA. Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system.	Unresolved
67.	Public Safety - Fire Marshal Matthew Maywald	Comment 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
68.	Public Safety - Fire Marshal Matthew Maywald	Comment Additional comments may be generated based on resubmittal.	Unresolved
69.	Public Works - Engineering Andrew Broxton	Comment On sheet C7.0 General Construction Details, the HANDICAP SIGN DETAIL references the incorrect Florida Statute. It should read F.S. 316.1955. Please revise.	Unresolved

70.	Public Works - Engineering Andrew Broxton	Comment On sheet C5.1 Paving, Grading, and Drainage Plan, there is insufficient detail to verify ADA compliance. Please include proposed elevation details for the northwest corner of the ADA parking space.	Unresolved
71.	Public Works - Engineering Andrew Broxton	Comment A sidewalk along the frontage of James Wesley Lane is required.	Unresolved
72.	Public Works - Engineering Andrew Broxton	Comment The second gravel driveway does not meet separation requirements and is not necessary for fire access. Unless otherwise necessary the driveway would not be permitted under Sec 1.2.7.D of the Seminole County Engineering Manual. In addition, the driveway would have to be paved through the right of way.	Unresolved
73.	Public Works - Engineering Andrew Broxton	Comment A consent letter from the power company will be required for construction in the power line easement.	Unresolved
74.	Public Works - Engineering Andrew Broxton	Comment There are several inlets where the pipes seem extremely deep. Please review all and adjust shallower where possible. See inlet inlets D1, D2 and D16-D18 as examples.	Unresolved
75.	Public Works - Engineering Andrew Broxton	Comment Open cuts to right of way are not allowed if other means of installation for water, drainage, and sewer connections are possible. Cuts made into the right of way will require mill and resurfacing of entire cul-de-sac.	Unresolved
76.	Public Works - Engineering Andrew Broxton	Comment On sheet C4.0 Overall Site Plan, under PROPOSED LOT IMPERVIOUS AREA, the value used for PERVIOUS (GREEN) AREA does not match the value for TOTAL PERVIOUS AREA stated above. Please revise.	Unresolved
77.	Public Works - Engineering Andrew Broxton	Comment On sheet C4.0 Overall Site Plan, under STORMWATER MANGEMENT and DEVELOPER NOTE, the development referenced is incorrect. "NW OREGON PUD" is not the relevant plat. Please revise.	Unresolved
78.	Public Works - Engineering Andrew Broxton	Comment On sheet C5.0 Overall Paving, Grading, and Drainage Plan, under PGD NOTES, note 1 does not state a reference sheet. Please revise.	Unresolved
79.	Public Works - Engineering Andrew Broxton	Comment There are several stop conditions that need to be added. Please add a stop bar and stop sign at all conflict points.	Unresolved

80.	Public Works - Engineering Andrew Broxton	Comment The inlet on James Wesley lane needs erosion protection. Please adjust the sheet 008 C3.2 accordingly.	Unresolved
81.	Public Works - Engineering Andrew Broxton	Comment A portion of the gravel area is pushing drainage offsite. The highpoint of 24.97' pushes some drainage west. The elevation 23.6' north the other area also pushes some gravel area offsite. Please revise so that all impervious and gravel are collected and routed to the drainage system. Please verify the entire west side of the site.	Unresolved
82.	Public Works - Engineering Andrew Broxton	Comment It appears that there is an existing swale on a portion of the south property line. While it appears that the swale should have been constructed on the lot 12 to the south it is needed to address drainage at the property line. Please show this area will be addressed. Just filling the swale is not an option. Address how it will be relocated.	Unresolved
83.	Public Works - Engineering Andrew Broxton	Comment There are concerns with a couple of the parking spaces at the far southwest corner of the site. Please run an auto turn on those spaces and adjust accordingly.	Unresolved
84.	Public Works - Engineering Andrew Broxton	Comment There are some concerns with the gates. This seems to obstruct the fire access path and access to the building. Please adjust or propose fire access methods.	Unresolved
85.	Public Works - Impact Analysis Arturo Perez	Comment No TIS Report is Required, 6 Peak Hour trips generated are less than requirement (50 Peak Hour trips).	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	Lily Kay	lkay@seminolecountyfl.gov	407-665-5045	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
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Corrections Required
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Corrections Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Corrections Required

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:
5/21/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Chad, Maya, Andrew, Daniel, Jim, James and Lily

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/urllt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org