

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

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) 665-7374 no later than noon on Friday, October 31, 2025, in order to place you on the Wednesday, November 5, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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:	LUKAS NURSERY - SITE PLAN	PROJ #: 25-06000042
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	9/24/25	
RELATED NAMES:	EP CALEB LUKAS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	20-21-31-300-0020-0000++	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN TO REDEVELOP AN EXISTING NURSERY ON 18.38 ACES LOCATED IN THE A-1 ZONING DISTRICT ON THE SOUTHWEST CORNER OF SLAVIA RD AND W SR 426	
NO OF ACRES:	18.38	
BCC DISTRICT:	1-DALLARI	
CURRENT ZONING:	A-1	
LOCATION:	SOUTHWEST CORNER OF SLAVIA RD AND W SR 426	
FUTURE LAND USE:	COM/OFF/MDR	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
CALEB LUKAS 1909 SLAVIA ROAD OVIEDO FL 32765 CALEB@LUKASNURSERY.COM		STANLEY HILL 9310 OLD KINGS ROAD STE 1001 JACKSONVILLE FL 32257 (904) 419-1001 STANLEYHILL@BELLSOUTH.NET

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.

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Buffers and CPTED	Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Please provide the following information in order to calculate the required buffers: 1. Net buildable area. 2. Hours of operation. 3. Floor area ratio. 4. Impervious surface ratio. 5. Building height, in feet	Unresolved
2	Buffers and CPTED	For each buffer, provide a calculation that indicates: (a) Length of buffer; (b) Required number of plant groups per 100'; (c) Plant unit selected; (d) Number of each type of plant to be provided (i.e., canopy, understory, shrubs).	Unresolved
3	Buffers and CPTED	Pursuant to Seminole County Land Development Code (SCLDC) Section 30.14.8, a parking buffer is required where a parking lot, 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. This buffer is required in addition to the buffer required under Section 30.14.7. The drive aisle on the southern end of the commercial lot abuts residential property. Please move the drive aisle in compliance with this section.	Unresolved
4	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only

5	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Info Only
6	Buffers and CPTED	The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard buffer yards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD	Info Only
7	Buffers and CPTED	The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU	Info Only
8	Buffers and CPTED	There are four plant unit group types to choose from, that is at the applicant's discretion. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU	Info Only
9	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
10	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
11	Buffers and CPTED	Per Section 30.14.18, landscaped areas are required to be irrigated. Please provide the irrigation plans that meet and demonstrate compliance with the submittal requirements outlined in the SCLDC. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Unresolved
12	Buffers and CPTED	Per Section 30.14.16(i), 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. 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

13	Buffers and CPTED	Per Section 30.14.16(i)(4), on the landscape plan, please state what water use design standards each plant requires. You can view a list of plants and their respective water use, see the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Unresolved
14	Buffers and CPTED	Additional comments will be forthcoming upon receipt of required information.	Info Only
15	Building Division	10/14/25: - Standard building permitting will apply for all new buildings, and any modifications to existing buildings or structures. - Separate building permits are required for each proposed building and structure.	Info Only
16	Building Division	10/14/25: - All site modifications, and new buildings must fully comply with the Florida Accessibility Code.	Info Only
17	Building Division	10/14/25: - The proposed Butterfly encounter portion of the newly proposed Butterfly encounter and gift shop building will be classified as a "Special Use Building" under section C101.4.3 of the Florida Energy Code. A formal letter of exemption has already been provided to the owner and designer which will need to be included with the applicable building permit package.	Info Only
18	Comprehensive Planning	Please provide a diagram on the overall site plan that shows the future land use (FLU) designations on the site and which uses are proposed within each FLU designation. Also state the floor area ratio for each portion (for example: FAR within OFF FLU= X). The Office and commercial FLU allows up to 0.35 FAR. Please see the resources folder for the FLU designations.	Unresolved
19	Comprehensive Planning	Additional comments may be generated based on resubmittal.	Info Only
20	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Additional capacity reservations will be required.	Info Only

21	Environmental Services	On Sheet C-1A: General Notes, under Potable Water/Fire Systems, under pipe materials, update so that C900 PVC shall have a minimum working pressure of 235 psi, not 150 psi. Under Potable Water/Fire Systems, under valves, update so that gate valves shall be AWWA C515, not AWWA C509. Under Force Main, under materials, update so that PVC shall conform to AWWA C900, not ASTM D2241 (pipe will not be SDR series). Replace any mention of air release valve(s) with combination air valve(s) instead. Under water services, update so that PE 3/4"-2" shall be tubing (not pipe) and that min. 250 psi, not 200 psi. Under pipe installation, update so that PVC main shall be installed per AWWA C605 (latest), not ASTM D2774 and that DI main shall be installed per AWWA C600 (latest). Under materials for gravity sewer, update so that all gravity sewer main and laterals shall be SDR-26, not SDR-35. Under construction methods for force main, update so that PVC force main is installed per AWWA C605, not ASTM D2774-72.	Unresolved
22	Environmental Services	On Sheet C-5: Utility Plan, please update the callout for the water service connection to the water main to be with a 2" saddle and corporation stop (not a 2" gate valve). Update the water service line between the water main and the water meter to be 2" PE tubing (not 2" PVC) per Seminole County standard details.	Unresolved
23	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. Please include separate water demands in the form of maximum operating flow (in gpm) for any hose bibbs or air conditioning units downstream of the water meter as well.	Unresolved
24	Environmental Services	On Sheet C-5: Utility Plan, please update the W and E inverts for MH-2 to be at least 34.2 ft to provide the minimum 0.1 ft of drop across manhole inverts. Please update the N and S inverts for MH-1 to be at least 36.1 ft to provide the minimum 0.1 ft of drop across manhole inverts.	Unresolved
25	Environmental Services	On Sheet C-5: Utility Plan, please provide callout for the sewer line connected to the west side of MH-2. Is this an 8" main or 6" lateral? What is the LF and slope? Is this proposed to connect to anything as a part of this phase of the project? Does it need to be capped or plugged in the meantime?	Unresolved
26	Environmental Services	On Sheet C-5: Utility Plan, please update the enlarged site detail to have an 8" sewer main connection (not a 6" sewer lateral connection).	Unresolved
27	Environmental Services	On Sheet C-5: Utility Plan, please update the proposed slope of the 8" gravity sewer main connection between MH-1 and MH-2 to be at a 0.48% so that the east invert of MH-2 can be at 34.2 ft per previous comment.	Unresolved

28	Environmental Services	On Sheet C-5: Utility Plan, please update the proposed slope of the 6" gravity sewer lateral between MH-1 and the relocated learning center to be min. 7.6% (not 1.0%) so that the inverts line up with the lateral.	Unresolved
29	Environmental Services	On Sheet C-5: Utility Plan, MH-1 is proposed to provide sewer service to a building to the north that does not appear to be serviced potable water. Does this building have an existing connection to potable water? If not, please show how this building is to be proposed potable water service.	Unresolved
30	Environmental Services	On Sheet C-5: Utility Plan, please callout a 4" plug valve on the 4" PVC force main at the property/right of way line. The purpose of this is distinguish public/private ownership. Additionally, at the high point between the 4" plug valve the road/curb, please callout a 2" above grade combination air valve (CAV) on the 4" PVC force main.	Unresolved
31	Environmental Services	On Sheet C-5: Utility Plan, please provide a pipe conflict callout or detail for the crossing of the proposed 2" PVC water service line with the proposed storm line, the crossing of the proposed 2" PVC water service line with the proposed 8" gravity sewer main (both instances), the crossing of the proposed PVC gravity sewer line with the proposed storm line, and the crossing of the proposed 4" PVC force main with the proposed storm line.	Unresolved
32	Environmental Services	On Sheet C-5: Utility Plan, please remove the proposed private pump out assembly near the property/right of way line. This should be located immediately downstream of the private lift station. This appears to be provided already as an "auxiliary by-pass pumping access" per the Barney's Pumps, Inc. detail sheet.	Unresolved
33	Environmental Services	On Sheet C-6: Utility Details, please add the following Seminole County standard details: SD 102, SD 104, SD 108, SD 109, SD 111, SD 112, SD 207, SD 301, SD 302, SD 305, SD 310, and SD 314. Please remove the following Seminole County standard details: SD 110, SD 203, SD 404 and SD 502.	Unresolved
34	Natural Resources	Please provide the landscape plan.	Unresolved
35	Planning and Development	<p>Staff recommends combining the following parcels together:</p> <p>20-21-31-300-0030-0000 20-21-31-300-0040-0000 20-21-31-300-0050-0000 20-21-31-300-017B-0000 20-21-31-300-016A-0000</p> <p>If you do not choose to combine them, the drawings need to show each boundary line of each parcel and that each structure meets the building setbacks to each parcel line.</p>	Unresolved

36	Planning and Development	Based on the site plan application and the overall site plan, it appears that the parcel with the single-family home and shed located at 2014 W SR 426 is proposed to be included as part of the site plan review as part of Lukas Nursery. Please advise if this was in error or provide the reason for including 2014 W SR 426 in a separate narrative.	Unresolved
37	Planning and Development	On sheet C-3A, under the parking calculations, please specify the square footage used to determine the new parking requirements and indicate the required and proposed number of parking spaces.	Unresolved
38	Planning and Development	<p>If there will be outdoor lighting, please provide a photometric plan in compliance with Section 30.15.1. The plan should also provide the details for the proposed light fixtures and light poles to demonstrate compliance with height and design. If not, please state that there will not be outdoor lighting on the drawings.</p> <p>Please note, per Section 30.15.5, outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification.</p>	Unresolved
39	Planning and Development	On the coversheet, please add the site's legal description(s) and all parcel ID numbers for each parcel that is included as part of the site plan.	Unresolved
40	Planning and Development	On the cover sheet, please list all utility providers.	Unresolved
41	Planning and Development	On all drawing sheets, please ensure all street names are listed (W SR 426 was omitted on most plan sheets).	Unresolved
42	Planning and Development	On each drawing sheet, please include the zoning districts, Future Land Use designations and parcel ID numbers for all adjacent parcels to the Lukas Nursery properties.	Unresolved
43	Planning and Development	On all site geometry drawings, please show all perimeter boundary lines and dimension all existing and proposed structures from all parcel boundary lines.	Unresolved

44	Planning and Development	<p>On sheet C-3A in the site data table, please include:</p> <ul style="list-style-type: none"> • all parcel ID numbers (if not combining the lots) • existing Future Land Uses • existing and proposed uses • maximum allowable floor area ratio (F.A.R) • total square footage for each building • use for each building • proposed height and number of stories for each building • if multiple uses are proposed for a building each use should be defined by its square footage, i.e. warehouse 2,500 sf and office space 1,000 sf • pervious and impervious calculations • hours of operation. 	Unresolved
45	Planning and Development	On the site plan, show the location and calculation for the required bicycle parking spaces required based on Sections 30.11.7.2 - 30.11.7.5 of the SCLDC.	Unresolved
46	Planning and Development	<p>IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 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 site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link:</p> <p>http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf</p>	Info Only
47	Planning and Development	You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Info Only
48	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with SCLDC Section 30.14.15.	Info Only
49	Planning and Development	Additional comments will be produced upon review of the resubmitted drawings.	Info Only
50	Planning and Development	The subject property has Commercial, Office and Medium Density Residential Future Land Use designations and A-1 (Agricultural) zoning.	Info Only
51	Planning and Development	On sheet C-1D Phase 1 Breakdown, please show the phasing lines for the other phases of the project.	Unresolved

52	Planning and Development	<p>On sheet C-3A, please revise the new parking provided to include the percentage of 10' x 20' and 9' x 18' parking spaces</p> <p>Section 30.11.6(a-b) - Design of off-street parking spaces:</p> <p>(a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist 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, exclusive of access drives or aisles thereto.</p> <p>(b) 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). Parallel parking spaces may be reduced to nine feet (9) in stall width.</p>	Unresolved
53	Planning and Development	<p>On the sheets C-3A – C-3C, please provide wheel stops for all proposed parking areas where curbs and landscape islands are not provided. Please refer to Sec. 30.11.6(c)(3).</p>	Unresolved
54	Planning and Development	<p>On sheet C-3A under the site data, please provide the required long term and short term bicycle parking and where it will be located on site.</p> <p>Sec. 30.11.7.4 Table 11.7A: Minimum Number of Bicycle Spaces required: General Business/Retail: 1:25,000 sf – Long-Term and 1:7,500 sf (minimum 4) – Short Term</p> <p>Office: 1:15,000 sf – Long-Term and 1:25,000 sq (minimum 4) -Short-Term</p> <p>Sec. 30.11.1. - Applicability. 30.11.1.1 Minimum parking with adequate provisions for ingress and egress shall be provided at the time of the erection of any main building or structure or at the time any main building is enlarged or increased in capacity by adding dwelling units, guest rooms or floor areas, in accordance with the requirements of this Section.</p> <p>30.11.1.2 In addition to the above instance, bicycle parking shall be brought into compliance with this Part at the time of any change of use or substantial rehabilitation of a building requiring a building permit.</p>	Unresolved
55	Planning and Development	<p>If off-street loading and un-loading is provided on site, please demonstrate and dimension where loading and un-loading areas will be located on site. Please refer to Sec. 30.11.6.3.</p>	Unresolved

56	Planning and Development	<p>F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p> <p>Net Buildable Calculation: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.</p>	Info Only
57	Planning and Development	<p>Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2.</p> <p>Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.</p>	Info Only
58	Planning and Development	On sheet C-3A under the site data, please provide the number of phases and what will be included in each phase (e.g. Phase 1A – Butterfly Encounter, Phase 1B – Parking Lot, etc.).	Unresolved
59	Public Safety - Addressing	Three of the existing buildings have an address assigned. On the C-2 DEMO PLAN please label the address numbers 1919, 1911 & 1909 on their building. Use the aerial uploaded in the Documents Folder named Lukas Nursery.pdf (uploaded by Amy Curtis) for an understanding of each buildings address. Also, label the building name/use of each building. Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved
60	Public Safety - Addressing	Add the street name W SR 426 on C-1B OVERALL PLAN.pdf and add the directional to W STATE ROAD 426 on C-2 DEMO PLAN.pdf. Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved
61	Public Safety - Addressing	Please verify and label on C-2 DEMO PLAN exactly which buildings will be demolished. Currently, the demo plan indicates that all structures will remain; however, on C-1B it states that the Butterfly Encounter and Gift Shop and the Learning Center Building will be relocated. Relocated from where? Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved

62	Public Safety - Addressing	On C-1B OVERALL PLAN.pdf, C-3A Geometry Plan, C-3B Geometry Plan and C-3C Geometry Plan label the address numbers on their buildings as applicable. If any of the buildings will be demolished because it will be relocated, do not label that address. Verify if 1919, 1911 or 1909 are either the Gift Shop or Learning Center. If so, that address or building should not be shown on these plans. These plans should show the existing and new and not the buildings that will be demolished. Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved
63	Public Safety - Addressing	A separate address will be assigned for each the Gift Shop and the Learning Center Building. If one of these proposed buildings will be relocated from an existing building that currently has an addressed assigned, that existing address will no longer valid once the structure is demolished. Addresses are assigned in conjunction with a building permit. The address fees will be collected with the building permit. The addresses will be released after each building permit is issued.	Info Only
64	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 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
65	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
66	Public Safety - Addressing	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
67	Public Safety - Addressing	Additional comments may be generated based on resubmittal as a full review was unable to be conducted due to missing information and the plans sheets were not complete. Please contact Amy Curtis 407-665-5191 with any questions before revising and resubmitting the plans.	Unresolved

68	Public Safety - Fire Marshal	"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 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"	Unresolved
69	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1 Please provide how this is met on the new learning center building.	Unresolved
70	Public Safety - Fire Marshal	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	Unresolved
71	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1) Please clarify this for the new butterfly garden and gift shop as well as the new learning center building.	Unresolved
72	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. Please provide for all new structures.	Unresolved
73	Public Safety - Fire Marshal	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)	Unresolved

74	Public Safety - Fire Marshal	Structures may require fire sprinkler system based on occupancy, commodity storage or lack of fire department access. Please ensure compliance for new assembly area as there were discussions with staff on occupant load calculations for this area and potential fire sprinkler system needed.	Unresolved
75	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
76	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
77	Public Safety - Fire Marshal	Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. If utilizing existing hydrants, please provide a flow test not exceeding 12 months.	Unresolved
78	Public Safety - Fire Marshal	New fire hydrants must also be tested after installation. The developer shall demonstrate satisfactory test results prior to final inspection of the utility system or the Certificate of Occupancy, whichever comes first	Unresolved
79	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Unresolved
80	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal as a full review was unable to be conducted at this time due to so much information that was not provided for fire related comments.	Unresolved
81	Public Works - Engineering	There appear to be 5 existing accesses to the property from Slavia Road. These accesses do not meet separation requirements. Please provide at minimum 330' separation. It appears that 2 accesses will be allowed to remain. Please close the west access and the far east access. There is some flexibility with the location of the access in between. Please clearly show the access that are being modified and the ones that will be closed with this plan. The 3 accesses have to be closed now.	Unresolved
82	Public Works - Engineering	The County does not allow open cut of its roadway unless there is no other option. Please revise the open cut to directional drill.	Unresolved

83	Public Works - Engineering	Seminole County requires sidewalk along all County roadway frontages. Please provide a 6' sidewalk along the property frontage on Slavia Road. Please also provide sidewalk access from the site to the ROW sidewalk. Please note that the sidewalk needs to meet minimum clear zone for traffic Safety. Note that the applicant can pay into the sidewalk fund but all ROW and other improvements still need to be done unless otherwise approved by the County Engineer.	Unresolved
84	Public Works - Engineering	Please note that the sidewalk is required to be in Public right of way (ROW). Please provide required ROW for all improvements in the public ROW.	Unresolved
85	Public Works - Engineering	Please note that there may be some limited drainage in the public ROW. This drainage cannot be adversely affected. This will require the drainage to be taken either into the site or to another offsite conveyance area.	Unresolved
86	Public Works - Engineering	If ROW is dedicated the parking layout will have to be adjusted. Please adjust ROW accordingly.	Unresolved
87	Public Works - Engineering	The County required inbound and outbound radiuses are 50' inbound and 35' outbound. Please revise all radii accordingly.	Unresolved
88	Public Works - Engineering	The proposed west accesses / future drive aisles do not connect cleanly to the existing accesses. These accesses need to be adjusted or proper signage needs to be provided. Please adjust or revise accordingly.	Unresolved
89	Public Works - Engineering	Please provide stop signs and striping for all required stop conditions. This includes the end of parking aisles and other conflict points.	Unresolved
90	Public Works - Engineering	There is a large area of the northeast side of the existing site that does not have drainage or conveyance to a defined drainage system. The design and or report are required to provide information on how this area will be treated in the future. It appears that this area would drain to FDOT. Is there a drainage system along FDOT sufficient enough to address this drainage. A drainage pipe sufficient to provide future collection should be provided for any future improvements to that area unless an appropriate future system location is shown for that area. Please revise the drainage pipe system accordingly or show the appropriate information for the future outfall.	Unresolved

91	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 EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Corrections Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	No Review Required	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Corrections Required	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis (407) 665-5191 acurtis@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez (407) 665-5716 aperez07@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:
10/23/2025	The application fee allows for the initial submittal plus two resubmittals.	See highlighted departments above
<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.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/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