

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	SEMINOLE CROSSING WEST AT SR 46 - PSP	PROJ #: 25-55100002
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	9/10/25	
RELATED NAMES:	EP RONALD HENSON	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION PLAN FOR 2 COMMERCIAL LOT DEVELOPMENT ON 5.178 ACRES	
NO OF ACRES	5.178	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF W SR 46 AND HARVEST TIME DR	
FUTURE LAND USE-	HIPTI	
APPLICANT:	CONSULTANT:	
BRYAN SCHULTZ SANFORD WEST 46 LLC 6414 MONTCLAIR BLUFF LN WINDERMERE FL 34786 (813) 760-2621 B.SCHULTZ@OCEANBLEUGROUP.COM	RONALD HENSON RONALD HENSON II, P.E., LLC 1528 ROCKWELL HEIGHTS DR DELAND FL 32724 (407) 468-4104 RMHENSON2ND@OUTLOOK.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

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	On sheet 101 L1.0 Landscape Plan, please revise the east buffer to state the type of plant group (e.g. Plant Group A), please refer to Sec. 30.14.3.1 to see the different types of plant groups. Please check and revise your buffer calculations based on the plant group type that is selected.	Unresolved
2.	Buffers and CPTED Annie Sillaway	The landscape plans within the Preliminary Site Plan (PSP), Final Development Plan (FDP), and Final Engineering Plan need to be consistent with one another.	Info Only
3.	Building Division Phil Kersey	11/4/25: Standard permitting will apply - A separate building permit is required for each building, and/ or structure, example: each building, stand-alone structure, signage, fence/ gate systems, access control, dumpster enclosures, etc....	Info Only
4.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
5.	Environmental Services James Van Alstine	On Sheet 1: Cover Sheet, please our contact information to the following: Seminole County Utilities Department 500 W. Lake Mary Blvd. Sanford, FL 32773 Contact: Utilities Engineering Phone: 407-665-2024	Unresolved
6.	Environmental Services James Van Alstine	On Sheet 2: Notes & Specifications, please update sanitary sewer note 4 to specify that PVC gravity sewer shall be SDR 26, not SDR 35. Update sanitary sewer note 6 so that the pressure class is 235 psi, not 150/200 and that the dimensional ratio shall be DR 18, not DR 21. Update water system note 5 to specify that all MJ fittings shall conform to C153 only, no C110. Update water system note 7 so that PVC water main 4"-12" shall be C900, pressure class 235, DR 18. Update water system note 9 so that service tubing (not pipe) shall be pressure class 250, not 200. Update water system note 10 so gate valves shall conform to C515, not C509.	Unresolved
7.	Environmental Services James Van Alstine	On Sheet 6: Utility Plan, please reroute the water main's alignment to flow through green space as much as possible. For example, along the grass space corridor between the dry retention pond and the roadway. Along the proposed alignment up to and including the fire hydrant, please draw in and	Unresolved

		callout a minimum 15 ft wide utility easement as this will be publicly owned infrastructure since it's not downstream of water master meter. A 10 ft utility easement shall be provided along water service lines up to and including the water meter so I would recommend installing the water within the 15 ft wide utility easement that is to be provided for the water main and running the private portion of the water service to each respective lot. Please ensure that the water service connections on the water main (the service saddles/taps) are made in green space, not under pavement, so that we have easier access for maintenance/service line isolation at the corporation stop.	
8.	Environmental Services James Van Alstine	On Sheet 6: Utility Plan, is the gravity sewer intended to be publicly owned/maintained or private? Typically, gravity sewer servicing multiple lots (in this case 2) are publicly owned/maintained unless some sort of shared use agreement is recorded between the lot owners. If the gravity sewer is to be public, please provide a 15 ft utility easement along the alignment of the gravity sewer up to and including the manhole. Please update the proposed alignment of the gravity sewer so that the flow through the existing manhole to the existing pump station does not make less than a 90-degree angle (sharp turns in the flow channel promote clogging and significant turbulence, and H2S gas release). A second proposed manhole prior to the existing manhole will likely be needed to ensure the direction of gravity sewer flow meets the minimum 90 degree or greater requirement.	Unresolved
9.	Environmental Services James Van Alstine	On Sheet 6: Utility Plan, please update the callout for the fire hydrant to specify that it'll be a public fire hydrant.	Unresolved
10.	Environmental Services James Van Alstine	On Sheet 11: Utility Details, please add the following Seminole County standards: SD 101, SD 104, SD 105, SD 108, SD 109, SD 115, SD 204, SD 208, SD 211, and SD 302.	Unresolved
11.	Planning and Development Annie Sillaway	Please place a note on the Preliminary Subdivision Plan that states, the zoning classification on the property is PD and must be in compliance with the Developers Commitment Agreement #25-20500017 and the Development Order #23-20000011 as well as the Final Development Plan.	Unresolved
12.	Planning and Development Annie Sillaway	On all the plan sheets in the title block, please revise "Subdivision and Development Plan" to say "Preliminary Subdivision Plan".	Unresolved

13.	Planning and Development Annie Sillaway	The Preliminary Subdivision Plan (PSP) must be approved by the Planning and Zoning Commission. The PSP will not be scheduled for a Commission meeting until all comments for both the PSP and the Final Development Plan (FDP) have been addressed, and staff has received the executed Developers Commitment Agreement (DCA).	Info Only
14.	Planning and Development Annie Sillaway	On the coversheet, please provide a scale on the location map.	Unresolved
15.	Planning and Development Annie Sillaway	On the coversheet, please provide the utility providers and the parcel number.	Unresolved
16.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please provide the total site area.	Unresolved
17.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please provide the proposed uses or use for Lot 1 and Lot 2.	Unresolved
18.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please state the maximum Floor Area Ratio (F.A.R.) and the proposed F.A.R. net buildable calculation breakdown for Lot 1 and Lot 2. Net Buildable Definitions: The total number of acres within the boundary of development, excluding natural lakes and wetlands or flood prone areas since the proposed site is within the Urban Core Area. 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.	Unresolved
19.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please revise maximum allowable and proposed building heights for Lots 1 and 2. Per the recorded development order, the maximum allowable building height is thirty-five (35) feet.	Unresolved
20.	Planning and Development Annie Sillaway	Per condition M in the recorded development order, the Applicant is required to state a Property Association will be created to manage all common areas and facilities. Please provide a note on the FDP that all common areas and facilities will be maintained _____ property association.	Unresolved
21.	Planning and Development Annie Sillaway	Per condition V in the recorded development order, at the time of the final development plan, a cross access easement agreement between the proposed site to be developed and the adjacent parcel #28-19-30-5NQ-0C00-0000 (Owner:	Info Only

		Sunplex Seminole Crossing, LLC) shall be entered into at the time of the Final Development Plan. The recorded cross access easement agreement will be required to be provided at the time of Final Engineering.	
22.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please revise the open space to provide the minimum open space and proposed open space.	Unresolved
23.	Planning and Development Annie Sillaway	On sheet 4, please provide the property dimension for the south boundary line that faces SR 46.	Unresolved
24.	Planning and Development Annie Sillaway	On sheet 4, please provide the dimension along the western portion of the site for Tract A.	Unresolved
25.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states Utility lines will be designed to meet Seminole County requirements.	Unresolved
26.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states, "Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way".	Unresolved
27.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states, "All project signage shall comply with the SR 46 Gateway Corridor Overlay and the Seminole County Land Development Code".	Unresolved
28.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states, "The developer will provide an internal pedestrian circulation system giving access to all portions of the development".	Unresolved
29.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states, "Sidewalks shall be in compliance with Seminole County Engineering Manual Sec. 1.10.5 - Sidewalks".	Unresolved
30.	Planning and Development Annie Sillaway	On sheet 4, please provide the location of the post-floodplain line.	Unresolved
31.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states off-street parking stall size shall meet the minimum size of nine (9) feet by eighteen (18) feet.	Unresolved
32.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please provide the hours of operation for Lot 1 and Lot 2. 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	Unresolved

		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.	
33.	Planning and Development Annie Sillaway	On sheet 4, provide a note on the plan that states Lot 1 and Lot 2 will meet the bicycle parking requirements per the Seminole County Land Development Code.	Unresolved
34.	Planning and Development Annie Sillaway	Additional comments may be generate based on the resubmittal.	Unresolved
35.	Planning and Development Annie Sillaway	On sheet 2 under the table for the "Future of Lot 1 Coverage Calculations" please revise to include the dry retention area within the title of the table.	Unresolved
36.	Planning and Development Annie Sillaway	On the FDP, please provide a tract table and describe the use ownership, maintenance, and size (sq. ft. and acreage) of Tract A.	Unresolved
37.	Planning and Zoning Annie Sillaway	Place a note on the Preliminary Subdivision Plan that the development will be developed in one (1) phase.	Unresolved
38.	Public Safety - Addressing Amy Curtis	(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
39.	Public Safety - Addressing Amy Curtis	(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
40.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half ()	Info Only

	Amy Curtis	inch in width. SCLDC 90.5 (1)	
41.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
42.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
43.	Public Safety - Addressing Amy Curtis	(Development Name) Is SEMINOLE CROSSING WEST SR 46 the name to be labeled on the Plat? The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat . 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). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). 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)),(Florida Statute 177.051)	Info Only
44.	Public Safety - Addressing Amy Curtis	Please contact Amy Curtis 407-665-5191 or email: addressing@seminolecountyfl.gov to start the naming process for a plat.	Info Only
45.	Public Safety - Addressing Amy Curtis	On future submittals, please include the adjacent lot number located to the east 28-19-30-5NQ-0000-0010, the adjacent lot number located to the west 29-19-30-300-005D-0000 & the adjacent lot number 29-19-30-5CO-0000-001A located to the north.	Info Only

46.	Public Safety - Fire Marshal Matthew Maywald	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
47.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Unresolved
48.	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, 16.5.3.1). 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 21/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" 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
49.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in	Unresolved

	Matthew Maywald	accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	
50.	Public Safety - Fire Marshal Matthew Maywald	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	Unresolved
51.	Public Safety - Fire Marshal Matthew Maywald	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)	Unresolved
52.	Public Safety - Fire Marshal Matthew Maywald	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
53.	Public Safety - Fire Marshal Matthew Maywald	If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
54.	Public Safety - Fire Marshal Matthew Maywald	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
55.	Public Safety - Fire Marshal Matthew Maywald	Hydrants shall be located not less than 40 ft (12 m) from the buildings to be protected per NFPA 24, Section 7.2.3.	Unresolved
56.	Public Safety - Fire Marshal Matthew Maywald	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
57.	Public Safety - Fire Marshal Matthew Maywald	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
58.	Public Safety - Fire Marshal Matthew Maywald	The requirements below shall be on all site plans as notes for sprinkled buildings: A). At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which 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	Unresolved

		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). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	
59.	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on resubmittal.	Unresolved
60.	Public Works - County Surveyor Raymond Phillips	Boundary Survey: Survey doesn't identify what was found at the ne corner of the s 3/4 of the ne 1/4 but states 329.45 measured. SW corner of property not identified as to type of monument. Survey doesn't identify the recording information for SR 46. survey states there is flood plain "a" but doesn't delineate said flood plain. Survey incomplete missing sheet 4 of 4. The expected dimension of the s3/4 of the w 1/2 of the e 1/4 of the ne 1/4 of section 29-19-30 is approximately 1980 which goes beyond Gertrude so stating its the north half of such would be more accurate, survey needs to show every dimension from the legal description. are we certain that there is no easement for the lockhart smith canal? Note 13 states it identifies the adjacent property owners but doesnt identify the owners of 29-19-30-300-005D-0000. Boundary survey doesn't show the adjacent easements from the plat of seminole crossings.	Unresolved
61.	Public Works - County Surveyor Raymond Phillips	Plan shows work being done outside of the subject parcel into Tract C a private tract connecting to a private sewer manhole	Info Only
62.	Public Works - County Surveyor Raymond Phillips	Should not the dry retention be within an easement that can be dedicated to both lot 1 and lot 2? A preliminary plat should look like a plat and identify all proposed easements the owners of such and the maintenance responsibilities of said easements/tracts. If there is no easement for the maintenance of the Lockhart Smith canal should there not be one created with this project? Should the cross access roadway not be within an access easement?	Unresolved
63.	Public Works - Engineering Jim Potter	Provide a note on the plan stating that the development will meet Seminole County and SJRWMD drainage and water quality requirements.	Unresolved

64.	Public Works - Engineering Jim Potter	Please remove the internal lot 1 and lot 2 accesses from the plans. The internal accesses are not required to be shown. The access to the east and SR46 are required to be shown.	Unresolved
65.	Public Works - Engineering Jim Potter	Note that the Tract A is primarily Compensating storage. While a wet pond for fill would be allowed, the use of the pond for retention / detention for the site would not be allowed. If additional compensation storage is required, the layout may have to be adjusted and lot 1 and lot 2 area may be lost.	Info Only
66.	Public Works - Engineering Jim Potter	Note that no more than 5000 cubic yards of net fill export from the site is allowed without a borrow pit permit.	Info Only
67.	Public Works - Impact Analysis Arturo Perez	TIS Report was submitted, reviewed, and approved.	Info Only
68.	Public Works - ROW Review Neil Newton	The subject development does not front on any County roadway.	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
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Safety - Addressing	Approved	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - ROW Review	Approved	Neil Newton 407-665-5711 nnewton@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Building Division	Approved	Phil Kersey 407-665-7460 pkersey@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:
11/13/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Becky, Jim, James, Matthew, Raymond
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

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

Other Agencies:

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

Other Resources:

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