

**SEMINOLE COUNTY GOVERNMENT**  
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
SANFORD, FLORIDA 32771

**Comment Document – Initial Submittal**

**A Development Review Committee meeting will NOT automatically be scheduled for your item; one must be requested.** Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 11/17/2023, in order to place you on the Wednesday, 11/22/2023 meeting agenda.

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

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](#).

<b>PROJECT NAME:</b>	<b>CARROLL CADILLAC - SITE PLAN</b>	<b>PROJ #: 23-06000064</b>
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	10/23/23	
RELATED NAMES:	EP MAJOR STACY	
PROJECT MANAGER:	MARY ROBINSON (407) 665-7339	
PARCEL ID NO.:	29-19-30-300-0070-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A NEW TWO-STORY BUILDING AND SITE IMPROVEMENTS ON 24.96 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF N OREGON ST, NORTH OF SR 46	
NO OF ACRES	.	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF N OREGON ST, NORTH OF SR 46	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MAJOR STACY P.E APPIAN ENGINEERING LLC 2221 LEE ROAD STE 27 WINTER PARK FL 32789 (407) 636-3221 MSTACY@APPIANFL.COM	MAJOR STACY P.E APPIAN ENGINEERING LLC 2221 LEE ROAD STE 27 WINTER PARK FL 32789 (407) 636-3221 MSTACY@APPIANFL.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups 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**

REF #	REVIEWED BY	TYPE	STATUS
1	Building Division Tony Coleman	All structures that are required to be accessible per the current edition of the FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2	Building Division Tony Coleman	In accordance with the current edition of the FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
3	Building Division Tony Coleman	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
4	Building Division Tony Coleman	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the current edition of the Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
5	Public Safety - Fire Marshal Matthew Maywald	Point of service (POS) for automatic sprinkler system is not clearly indicated. 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
6	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
7	Public Safety - Fire Marshal Matthew Maywald	Per NFPA 13, 24.1.3.1 - Except as provided in 24.1.3.2 or 24.1.3.3, no pipe smaller than 6" in diameter shall be installed as a private service main. 24.1.3.2 For mains that do not supply hydrants, sizes smaller than 6in shall be permitted to be used subject to the following restrictions: (1) The main supplies only automatic sprinkler systems, open sprinkler systems, water spray fixed systems, foam systems, or Class II standpipe systems. (2) Hydraulic calculations show that the main will supply the total demand at	Unresolved

		the appropriate pressure. Systems that are not hydraulically calculated shall have a main at least as large as the system riser. Please acknowledge this will be met at time of building/sprinkler permitting as the proposed U/G fire main is 4" size.	
8	Public Safety - Fire Marshal Matthew Maywald	A flow test (in accordance with NFPA 291) shall be provided for the existing hydrant(s). This test shall be within the last 12 months. This flow test shall be provided for all hydrants utilized for this project depending on how many are needed due to the fire flow calculations and flow per hydrants.	Unresolved
9	Public Safety - Fire Marshal Matthew Maywald	Please show location and distance (along the fire department access road) of other existing fire hydrants in the area.	Unresolved
10	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on resubmittal.	Unresolved
11	Natural Resources Sarah Harttung	Muhlenbergia capillaris (muhly grass) is listed as non-native. The species is native. Please amend the plant list on sheet 201 L-1 LANDSCAPE PLAN.	Unresolved
12	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
13	Buffers and CPTED Maya Athanas	Please remove unnecessary lines and text from the landscape plan to provide legibility. Only information pertaining to the landscaping is needed on this plan. (Or significantly lower the opacity so the landscaping is legible.)	Unresolved
15	Buffers and CPTED Maya Athanas	The landscape plan may have been uploaded at the wrong size as parts of the top and side of the sheet are cut off. Please fix.	Unresolved
16	Planning and Development Mary Robinson	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: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf</a>	Info Only
17	Planning and Development Mary Robinson	INFORMATIONAL: 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
18	Planning and Development Mary Robinson	The zoning classification on the property is PD and must be in compliance with the Developers Commitment Agreement (DCA) and/or the Development Order (DO) as well as the Final Development Plan.	Info Only
19	Planning and Development Mary Robinson	The project data must include information about the intended use of the property, number of stories, height of building, gross square footage, non-storage area, square footage of each story, gross square footage of sales area, etc. per SCLDC 40.53.	Unresolved
21	Planning and Development Mary Robinson	Please show lot dimensions, of structures, number of stories, building height, and dimension building footprints. Include this information in the project data. Show parking space dimensions. Show all required building setbacks.	Unresolved
22	Planning and Development Mary Robinson	Please show Dumpster location and screening detail. SCLDC Sec. 30.1233(a) INFORMATIONAL: A separate permit (issued by the Building Division) is required for a dumpster.	Unresolved

23	Planning and Development Mary Robinson	Under site data please indicate the number of square feet of paved parking and driveway area.	Unresolved
24	Planning and Development Mary Robinson	Project data must include a table that shows required parking for the use and provided parking.	Unresolved
25	Planning and Development Mary Robinson	Place a note on the site plan that states: The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). <a href="http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</a>	Unresolved
26	Planning and Development Mary Robinson	All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification. SCLDC Sec. 30.1234	Unresolved
27	Planning and Development Mary Robinson	Please provide the location and dimension of the sign. SCLDC 40.53(b)(8) A separate permit (issued by the Building Division) is required for any signage.	Unresolved
28	Planning and Development Mary Robinson	The subject property is within the SR 46 Gateway Corridor (Part 63 Chapter 30) (CSX RR to North Center Road 800 feet west of Orange Boulevard)	Info Only
29	Planning and Development Mary Robinson	The property appraiser's site references ORB 2038 PG 250 in the legal description tab. the legal description on the site plan references ORB 7497 PG 1604. Please clarify that the correct OR Book and Page is being cited.	Unresolved
30	Public Safety - Addressing Amy Curtis	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 map 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
31	Public Safety - Addressing Amy Curtis	Prior to Building Permit Submittal- The floor/construction plans submitted to the Building Department during permit application, will require the correct address of the proposed structure. Therefore, you will need to contact our office for an address, prior to building permit submittal. If the address is incorrect on the floor/construction plans permit submittal, it will be required to be corrected.	Info Only
32	Public Safety - Addressing Amy Curtis	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, sign or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
33	Public Safety - Addressing Amy Curtis	Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Info Only
34	Public Safety - Addressing Amy Curtis	For plazas and commercial type occupancies having multiple addresses, in addition to each building structure being properly posted, the range of the addresses shall be posted on the main plaza or occupancy sign, visible in both directions from the street. SCLDC SEC 90.5(6)	Info Only

35	Public Safety - Addressing Amy Curtis	All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Info Only
36	Public Safety - Addressing Amy Curtis	Commercial buildings will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(2)	Info Only
37	Public Safety - Addressing Amy Curtis	In the future, if the commercial building becomes multi- tenant, the existing tenant address will be changed, and readdressed to assign (4) digit unit numbers. (Office of Emergency Management Addressing Policy)	Info Only
38	Public Safety - Addressing Amy Curtis	127 N Oregon Street Sanford, FL 32771 has been assigned to the temporary construction trailer. The new dealership will retain this address once construction is complete. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to.	Info Only
39	Public Safety - Addressing Amy Curtis 11/7/23 4:58 PM	Address and applicable fee will be determined in conjunction with a building permit for a dwelling structure (single family residence) upon the approved site plan.	Info Only
40	Public Safety - Addressing Amy Curtis 11/7/23 4:59 PM	Label the street names N Oregon Street & W SR 46 on the site plan page C3.0.	Unresolved
41	Environmental Services James Van Alstine 11/8/23 2:25 PM	On Sheet C0.0: Cover, please update the utility provider contact information to the following: Water/Sewer/Reclaim: Seminole County Utilities Department 500 West Lake Mary Blvd Sanford, FL 32773 (407) 665-2024 Solid Waste Collection: Seminole County Solid Waste Management 1950 State Road 419 Longwood, FL 32750 (407) 665-2260	Info Only
42	Public Works - Engineering Jim Potter 11/8/23 2:46 PM	Please revise the ADA sign to F.S. 316.1955	Unresolved
43	Environmental Services James Van Alstine	Be advised that we have a future project to remove/properly abandon in place portions of the 12" sanitary sewer force main and the 12" PVC watermain running north-south through this parcel and realign the remaining portions to run along the east side of N Oregon St down to the intersection with State Road 46. Seminole County Utilities will work with the property owners/design engineers at the time of future construction to coordinate new utility service connections as needed to maintain service to this development.	Info Only
45	Public Safety - Addressing Amy Curtis	Under SITE DATA, Property Address, please remove 139 Oregon Street N. The directional goes in from of the street name and 139 is not the assigned address for Carroll Cadillac. If an address will be labeled, please label 127 N Oregon Street.	Unresolved
49	Public Works - Engineering Jim Potter	Are the Type B inlets the correct choices. Due to the open area this is typically not a good choice unless it is on a flume or needed for specific flow reasons. Please consider Type "C" or "D" inlets in the grass area.	Unresolved

50	Public Works – Engineering Jim Potter	Please show the stormwater drainage pipes and inlets on the grading plan.	Unresolved
51	Public Works - Engineering Jim Potter	Please provide a SJRWMD permit or letter of no objection for the modifications to the site.	Unresolved

### AGENCY/DEPARTMENT EFORM COMMENTS 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.*

CYCLE	DEPARTMENT	STATUS	REVIEWER
	Natural Resources	Corrections Required	Sarah Harttung 407-665-7391
	Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764
	Public Works - Water Quality	No Review Required	Shannon Wetzel 407-665-2455
	Planning and Development	Corrections Required	Mary Robinson 407-665-7339
	Environmental Services	Corrections Required	James Van Alstine 407-665-2040
	Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177
	Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2143
	Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191
	Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388
	Building Division	Approved	Tony Coleman 407-665-7581

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/13/2023	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Mary Robinson, Jim Potter, Matthew Maywald, Becky Noggle, Maya Athanas, Sarah Harttung
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.shtml>

**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	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100 <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>