

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

Comment Document – Initial Submittal

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:	OVIEDO FAMILY HEALTH VILLAGE - SITE PLAN	PROJ #: 24-06000019
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	2/27/24	
RELATED NAMES:	EP NIMESH BHAVSAR	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	27-21-31-511-0000-002B	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MEDICAL OFFICE ON 0.97 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF REMINGTON DR, WEST OF ALAFAYA TRL	
NO OF ACRES	0.97	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	C-1	
LOCATION	ON THE NORTH SIDE OF REMINGTON DR, WEST OF ALAFAYA TRL	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
PINKAL PATEL OVIEDO FAMILY HEALTH 6012 ALOMA WOODS BLVD OVIEDO FL 32765 (321) 246-0581 OFHCDOCTOR@GMAIL.COM	DAVID BORYS OM ENGINEERING SERVICES, INC 621 E WASHINGTON ST, STE 8 ORLANDO FL 32801 (407) 704-7815 DBORYS@OMENGINEER.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

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Where existing vegetation is to be left undisturbed for buffer purposes, please put a note on the landscape plan. Provide a note indicating that supplemental landscaping will be provided as needed to maintain a 0.2 opacity (2.0 plant groups per 100') in the event that the existing vegetation is not adequate or is removed/destroyed for any reason.	Unresolved
4.	Buffers and CPTED	Parking lot landscaping is required in accordance with SCLDC Sec. 30.14.13. Include the calculation on the landscape plan.	Unresolved
5.	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 group selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference.	Unresolved
6.	Buffers and CPTED	Include the buffer opacities and widths in the site data section on the overall landscape plan.	Unresolved
7.	Buffers and CPTED	A 0.2 opacity buffer is required on the north, south, and west. Please revise plans accordingly and show compliance with the opacity on the landscape plan. the	Unresolved
8.	Buffers and CPTED	If the existing wall on the north is to be kept and used towards the landscape buffer, please indicate so on the overall site plan and the landscape plan.	Unresolved
9.	Buffers and CPTED	Please provide a landscape plan to show the landscape buffers, opacities, and plant groups.	Unresolved
10.	Building Division	All structures that are required to be accessible per the 8th ed (2023) 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
11.	Building Division	In accordance with the 8th ed (2023) 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
12.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
13.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only

14.	Building Division	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
15.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. 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
16.	Building Division	The east wall of the structure shall be required to be fire rated for (1) hour and the percentage of openings (doors and windows) may be limited. Please label the east wall on the site plan as 1 hour rated. 2023 8th edition FBC, T705.5 and 705.8.	Unresolved
17.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
18.	Environmental Services	On Sheet C-2: General Notes, under section VII. Safety Notes - Phase 1 and Phase 2, please add our contact information for utility locations. SEMINOLE COUNTY UTILITIES UTILITIES ENGINEERING (407-665-2024)	Info Only
19.	Environmental Services	On Sheet C-4: Site Survey Exhibit, please update the boundaries of the 25 ft wide Utility and Drainage Easement to extend to the right-of-way line per the plat. See the file "Remington Commercial Park Plat" in the Resources folder on eplan for reference. Update all other plan sheets accordingly, especially the Utility Plan.	Unresolved
20.	Environmental Services	See the file "Remington Commercial Park As-Builts" in the Resources folder on eplan for reference on nearby utility lines in the project area.	Info Only
21.	Environmental Services	On Sheet C-12: Utility Plan, please correct the SAN-MH-01 callout to reference SD 303 and SD 305. Instead of having double 6" sewer lines, can these be consolidated into a single 8" sewer line?	Unresolved
22.	Environmental Services	On Sheet C-12: Utility Plan, please callout the existing fire hydrant and specify it as a public fire hydrant.	Unresolved
23.	Environmental Services	On Sheet C-12: Utility Plan, please update the water service callouts to specify the sizes of the proposed water/irrigation meters. Note that these will be constructed/configured per SD 212, not SD 211. Accordingly, there will only be one service saddle tap that will run into a single meter box, the single meter box will house both the potable and irrigation meters together. See the posted revision/markups for Sheet C-12: Utility Plan on eplan for reference.	Unresolved
24.	Environmental Services	On Sheet C-13: Utility Details, please ADD the following Standard Details (SDs): SD 109, SD 207, SD 212, SD 302, and SD 305. Please note that SD 102 is intended to be used for County owned roadways, so its standards aren't required for this project. SD 102 can be used as reference for the utility construction that is proposed under the site's private driveway/lot if so desired.	Unresolved
25.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC	Info Only

		Chapter 2	
26.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
27.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Unresolved
28.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
29.	Natural Resources	If approved for removal by the Development Services Director or designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(c)	Info Only
30.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
31.	Natural Resources	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f)	Unresolved
32.	Natural Resources	Please show tree protection measures for construction and development. Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d) Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of 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 exist that require encroachment of the drip-line, 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. SCLDC 60.8(c)	Unresolved
33.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
34.	Natural Resources	No applicant may be required to replace more than ninety	Info Only

		caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	
35.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
36.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
37.	Natural Resources	Please provide an updated threatened and endangered species study. These surveys must be completed within 18 months of the application. The currently submitted copy is expired by 5 months.	Unresolved
38.	Natural Resources	Please provide landscaping plans.	Unresolved
39.	Planning and Development	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
40.	Planning and Development	The Site Plan shall be in compliance with all requirements of SCLDC Sec. 40.53.	Info Only
41.	Planning and Development	On the Cover Sheet, please provide vicinity map of proposed development at a scale not less than one (1) inch equals two thousand (2,000) feet.	Unresolved
42.	Planning and Development	On the Cover Sheet, please include the name of the project, the parcel number and the legal description, the utility providers, and include drainage map pages (D-01 and D-02) on the cover sheet index.	Unresolved
43.	Planning and Development	Please remove the "Legend & Abbreviations" table from the Cover Sheet and add to the Site Plan sheet.	Unresolved
44.	Planning and Development	C-2 General Notes: Amend notes Section VI. Trenching Notes – Phase 1 and Phase 2 (3) (A) to reflect the word "SLOPE" clearly.	Unresolved
45.	Planning and Development	C-2 General Notes: Please update numbering sequence under notes Section VII. Safety Notes – Phase 1 and Phase 2, and update utility owners under this section.	Unresolved
46.	Planning and Development	C-6 Proposed Site Plan: Please clearly depict the parcel number, Future Land Use and Zoning of all adjacent parcels.	Unresolved
47.	Planning and Development	C-6 Proposed Site Plan: Show linear dimensions of subject site boundaries, per SCLDC Sec. 40.53 (a)(9).	Unresolved
48.	Planning and Development	C-6 Proposed Site Plan: Please clearly depict all property boundaries and provide a line symbol legend, per SCLDC Sec. 40.53.	Unresolved
49.	Planning and Development	C-6 Proposed Site Plan: Dimension all building lines from the property line to show compliance with required building setbacks.	Unresolved
50.	Planning and Development	C-6 Proposed Site Plan: Please show location of proposed dumpster and provide screening details, see SCLDC Sec. 30.1233(a) for requirements.	Unresolved

51.	Planning and Development	C-6 Proposed Site Plan: Will there be signs? If so, please show location and provide sign detail, per SCLDC 40.53(b)(8).	Unresolved
52.	Planning and Development	C-6 Proposed Site Plan: Please specify that the Block Retaining Wall on the east side will not encroach on adjacent property boundary.	Info Only
53.	Planning and Development	C-6 Proposed Site Plan: Please call out all types of easements (i.e. "existing 10' easement" in the center of the drive aisle and on the east side of the property boundary).	Unresolved
54.	Planning and Development	C-6 Proposed Site Plan: Please amend the building setbacks as follows: Rear Yard required setback is 10 feet. Please remove the reference of parking setback.	Unresolved
55.	Planning and Development	C-6 Proposed Site Plan: Please depict the proposed 25-foot landscape buffer on the south side (front) of the property.	Unresolved
56.	Planning and Development	C-6 Proposed Site Plan: Please depict all parking spots with wheel stops for clarity purposes.	Unresolved
57.	Planning and Development	Per Ordinance No. 2024-02 LDC Rewrite Part 11, Table A, parking required for medical offices are 4 spaces/ 1,000 square feet for the first 3,000 square feet. Square footage above 3,000 square feet requires 3 spaces/ 1,000 square feet. This would necessitate 21 spaces total. Please update required parking with these values.	Unresolved
58.	Planning and Development	C-6 Site Data Table: Please notate parking stall dimensions on the site data table and provide parking calculation breakdown.	Unresolved
59.	Planning and Development	Ordinance No. 2024-02 LDC Rewrite Part 11, Sec.30.11.5 Electric Vehicle (EV) Readiness, requires 10 percent of required parking be EV Capable.	Unresolved
60.	Planning and Development	Please provide bicycle parking in accordance with Ordinance No. 2024-02 LDC Rewrite Part 11, Sec. 30.11.7.1 Bicycle Parking Requirements	Unresolved
61.	Planning and Development	Per Ordinance No. 2024-02 LDC Rewrite Part 11, Sec. 30.11.7.1, please provide one long term bicycle parking space for every five employees proposed to work at the site (medical office) as well as four short term bicycle parking spaces.	Unresolved
62.	Planning and Development	Short-term bicycle spaces shall be located within fifty (50) feet of the main entrance to the building as measured along the most direct pedestrian access route. For a building with more than one entrance, the bicycle parking must be distributed along all facades with a main entrance and located within fifty (50) feet of at least one main entrance, as measured along the most direct pedestrian access route. When more than six (6) spaces are required per entrance, additional parking may be provided at a secondary location, such as a parking garage, not more than 200 feet from the principal entrance with directional signage indicating its location.	Info Only
63.	Planning and Development	C-6 Site Data Table: Provide the Parcel ID, list the Future Land Use as Commercial, and list the Zoning as C-1. Remove the reference of Land Use Current and Land Use Proposed.	Unresolved
64.	Planning and Development	C-6 Site Data Table: List the maximum allowable building height of 35 feet and provide the proposed building height and building stories	Unresolved
65.	Planning and Development	C-6 Site Data Table: Please specify Medical Office as the proposed use.	Unresolved
66.	Planning and	C-6 Site Data Table: Please indicate what areas are being used	Unresolved

	Development	in the open space calculation and provide all calculation breakdowns of required/proposed open space, per SCLDC Sec. 40.53(k)(3).	
67.	Planning and Development	C-6 Site Data Table: Please specify net buildable acreage and provide calculation breakdown.	Unresolved
68.	Planning and Development	C-6 Site Data Table: The Buildable Area value does not appear to be equivalent to 0.73 acres, please amend accordingly.	Unresolved
69.	Planning and Development	C-6 Proposed Site Plan: Please add the following notes to the Site Plan sheet: All outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. – Outdoor Lighting Requirements. Outdoor Lighting will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards. Dumpster will require a separate permit.	Unresolved
70.	Planning and Development	If there is outdoor lighting proposed, staff recommends providing the photometric plan at Site Plan submittal. 30.1234. All commercial, office, industrial and multi-family development shall comply with SCLDC Sec. 30.1234 of the Land Development Code. A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.	Info Only
71.	Planning and Development	C-6 Proposed Site Plan: Per SCLDC Sec. 30.1344 (b)(4)(b), stormwater ponds may be counted towards open space requirement subject to the following: the pond shall be sodded or dressed with equivalent ground cover; the pond shall be landscaped and configured in a manner that results in a visual amenity for the site, and shall include aesthetic features or amenities such as benches and/or picnic tables.	Unresolved
72.	Public Safety -	(Development Name) OVIEDO FAMILY HEALTH VILLAGE has been approved for use. 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)), (177.051)	Info Only
73.	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
74.	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	Info Only

		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)	
75.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half (1/2) inch in width. SCLDC 90.5 (1)	Info Only
76.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only
77.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Info Only
78.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
79.	Public Safety - Addressing	On the Cover Sheet 201 1of2 COVER SHEET please label the approved Site Plan name OVIEDO FAMILY HEALTH VILLAGE located in the upper middle and the side bar. Remove the reference to REMINGTON COMMERCIAL PARK - LOT 3 as this is not the approved name.	Unresolved
80.	Public Safety - Addressing	Is this building proposed to be single or multiple tenants?	Question
81.	Public Safety - Addressing	On the Site Plan Sheet 006 C-6 SITE PLAN - PROPOSED please label the approved Site Plan name OVIEDO FAMILY HEALTH VILLAGE on the side bar. Label the Parcel ID # on this sheet.	Unresolved
82.	Public Safety - Addressing	On the Cover Sheet 001 C-1 COVER SHEET please label the approved Site Plan name OVIEDO FAMILY HEALTH VILLAGE located in the upper middle and the title bar. Remove the reference to REMINGTON - LOT 3 as this is not the approved name. Label the Parcel ID # on this sheet.	Unresolved
83.	Public Safety - Addressing	The Cover Sheet 001 C-1 COVER SHEET is labeled with CONSTRUCTION PLANS and includes a partial address listed. When Construction Plans are submitted for a building permit, the assigned address is required to be labeled. Please contact our office prior to drawing/completing the Construction Plans and we will provide the assigned address. The County "Seminole County" should not be labeled within the address block. Please remove Seminole County from the address block.	Unresolved
84.	Public Safety - Addressing	(SITE/FLOOR PLAN) When submitting future site plans or building permits, please submit an existing and proposed plan indicating and labeling on the plans all of the following: All structures existing or proposed on the parcel, description of use of the structure(s), parcel number of the property as well as the adjacent properties, posted address (es), street names, north arrow, drive aisles, front (main entry) and rear elevations of the building(s), where the work will take place within the building.	Info Only
85.	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. There appears to be one hydrant near the entrance. The maximum gpm (after a flow test is documented and provided) is 1500 gpm. Please show where the next closest	Unresolved

		hydrant is to meet the remaining GPM needed for this project.	
86.	Public Safety - Fire Marshal	When private or public water supplies are used, the flow test data, including date and time of test, who conducted test or supplied information, test elevation, static gauge pressure at no flow, flow rate with residual gauge pressure, hydrant butt coefficient, and location of test in relation to the hydraulic point of service. This test shall be in accordance with NFPA 291 and within the last 12 months.	Unresolved
87.	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: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Unresolved
88.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around. NFPA 1, 18.2.3.5.4, 2018 Edition.	Unresolved
89.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1 If utilizing the area next to the structure for fire department access/turn around only, this area will need to be provided with striping and signage.	Unresolved
90.	Public Safety - Fire Marshal	The angle of approach and departure for any means of fire department access road shall not exceed 1 ft. drop in 20 ft. or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ. NFPA 1, 18.2.3.5.6.2. Please verify on the plans.	Unresolved
91.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
92.	Public Works-Engineering	Comments will be provided under separate cover.	

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.

Department	Reviewer	Email	Reviewer Comments
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	407-665-7581

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
xx/xx/2023	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	xx, xx, xx
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee 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.scpafll.org