

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771**Comment Document – Initial Submittal**

PROJECT NAME:	DISTRICT TOWNPARK - PD MAJOR AMENDMENT	PROJ #: 26-20500007
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	6/29/26	
RELATED NAMES:	Z2026-15	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	31-19-30-300-0010-0000	
PROJECT DESCRIPTION	PROPOSED PD MAJOR AMENDMENT TO DEVELOP COMMERCIAL AND RESIDENTIAL PROPERTIES ON 18 ACRES LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, WEST OF I-4	
NO OF ACRES	18	
BCC DISTRICT	5 - ANDRIA HERR	
LOCATION	ON THE EAST SIDE OF INTERNATIONAL PKWY, WEST OF I-4	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JULIE KENDIG-SCHRADER GREENBERG TRAUIG 450 S ORANGE AVE ORLANDO FL 32801 (407) 418-2417	VIJAY SEELAM ENGLAND-THIMS & MILLER, INC 1411 EDGEWATER DR ORLANDO FL 32804 (407) 815-3358	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
2.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
3.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
4.	Building Division Daniel Losada	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
5.	Comprehensive Planning Maya Athanas	FLU exhibit 24, as provided by the applicant, is not the correct exhibit for the HIP-Target Industry Future Land Use. Exhibit 24 applies to HIP-Transitional and HIP-Core. Please see exhibit 36 for the Target Industry Uses. Indicate which of these uses are proposed to justify the ancillary residential component.	Unresolved
6.	Comprehensive Planning Maya Athanas	Policy FLU 4.5.3 lists additional permitted uses for the HIP-TI FLU. They are outlined below: 1 Target businesses and industries as defined in Exhibit FLU: Target Industry Uses; 2 High density residential uses, subject to the following conditions: a. Residential uses in the HIP-TI shall be ancillary to target industry uses and must be functionally and physically integrated into project components; b. Residential uses that are functionally integrated into a project are residential uses that are supportive of the project. Residential uses that are physically integrated within a project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local	Unresolved

		streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways. Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. c. Residential uses that are part of mixed-use projects located on HIP-TI lands must represent less than fifty (50) percent of the total square footage of any such project. 3 Commercial uses located adjacent to the Seminole Towne Center Mall, at major roadway intersections, which are defined as collector and arterial intersections, or as an accessory use or a use supportive of the Target Industry and which is located either within a principal office structure or on-site within walking distance of the Target Industry and occupying a lesser square footage than the Target Industry; 4 Infill commercial uses on parcels less than one acre along major collector and arterial roads, when commercial uses are the predominant existing use along the roadway in both directions from the project site, and therefore the proposed commercial development represents infill development; and 5 Medium density residential uses and lower intensity office uses may only be located adjacent to existing subdivisions as a buffer for the existing subdivisions from future target industry development. As a condition of this use, medium density development must provide adequate areas on the development site to buffer the residential uses from future target industry development. 6 In addition, for those parcels located east of I-4 and north of State Road 46, and not included within a mile radius of the SunRail station and not within the Urban Centers and Corridors Overlay District, the following additional uses are allowed: a Manufacturing, distribution, industrial and rail dependent uses located in the Rand Yard area; b Automobile repair shops; c Automobile sales; d Distribution and terminals; e Durable goods and surgical supply manufacture; f General office and compatible commercial uses, including retail sales operations; g Light manufacturing and compatible industrial uses; h Lumberyards and machinery sales; i Medical clinics j Paint and body shops; k Publishing plants; l Showroom warehouses; m Trade shops and trade schools, including health care related trade schools; n Universities and colleges; o Warehousing; p Wholesale greenhouses; and q	
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		Other similar uses. Special exception uses such as utilities, service stations, nursing homes, heliports and helipads may also be allowed. Staff note: It appears this project is attempting to develop the use options listed above in 2 and 3. Please specifically address how the proposed uses comply with this policy.	
7.	Comprehensive Planning Maya Athanas	High density residential shall only be permitted in the subject FLU of HIP-TI as ancillary to target industry uses, and must be functionally and physically integrated. Residential uses that are functionally integrated into a project are residential uses that are supportive of the project. Further "physically integrated" residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. Please demonstrate how the proposed residential is functionally integrated to target industry uses and list the specific target industry uses. Please demonstrate (on the MDP) how the residential and nonresidential components will be physically integrated. The proposed plan does not appear to meet this policy. Staff recommends a common park area or plaza to meet this. (Policy FLU 4.5.3 (A) (2) (b)).	Unresolved
8.	Comprehensive Planning Maya Athanas	The residential component of a mixed-use project in HIP-TI shall only represent less than fifty (50) percent of the total square footage of any such project. Please provide a calculation on the proposed floor area of the residential to demonstrate the project complies with Policy FLU 4.5.3 (A) (2) (c).	Unresolved
9.	Comprehensive Planning Maya Athanas	It appears the justification is attempting to claim the residential use is ancillary to target uses to the south. Please confirm if this is true. If this is the intent, staff recommends providing non-vehicular connection to these uses.	Unresolved
10.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 20" DIP potable water main running along the east side of International Pkwy. There is also an 8" PVC potable water main south of parcel 31-19-30-300-0010-0000.	Info Only
11.	Environmental Services Maliha Rahman	This development is within Seminole County's sanitary sewer service area. There is a pressurized 16" PVC force main running along the north and east of parcel 31-19-30-300-0010-0000. The	Info Only

		developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	
12.	Environmental Services Maliha Rahman	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 8" HDPE reclaim water main running across International Parkway, southwest of parcel 31-19-30-300-0010-0000.	Info Only
13.	Environmental Services Maliha Rahman	This development may need to be registered with and monitored by Seminole County's Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .	Info Only
14.	Natural Resources Christina Seckinger	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a). Any survey, other evidence or written proof submitted to the county shall be valid for eighteen (18) months from the date that such survey, evidence or written proof has been issued by a qualified expert. SCLDC 45.1(e).	Info Only
15.	Natural Resources Christina Seckinger	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1) In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2) The review may include, but need not be limited to, a field check of	Info Only

		the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	
16.	Natural Resources Christina Seckinger	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
17.	Natural Resources Christina Seckinger	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
18.	Natural Resources Christina Seckinger	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
19.	Natural Resources Christina Seckinger	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h) Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources Christina Seckinger	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2 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
21.	Natural Resources Christina Seckinger	The development of the site must make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. The Site Plan will need to show how 25%	Info Only

		of trees, with a trunk diameter of 6" or greater, will be preserved onsite, unless the Planning Manager finds that the development of the site would be severely restricted. SCLDC 40.83.	
22.	Planning and Development Annie Sillaway	Please remove the following uses: car washes, self-service gasoline pumps, convenience stores, and restaurants with drive-thru, and include it in the development summary under proposed uses.	Unresolved
23.	Planning and Development Annie Sillaway	Based on the narrative about the proposed development it will be incorporated into the existing Colonial Town Park PD. A sidewalk must be incorporated connecting to the existing development to the south.	Unresolved
24.	Planning and Development Annie Sillaway	Under the development summary, please revise the proposed use of commercial to state what specific types of uses or the zoning district the Applicant is proposing. Please specify the permitted uses for Lot 1 and Lot 2.	Unresolved
25.	Planning and Development Annie Sillaway	Per Sec. 30.8.5.3 (g) states that a Planned Development is required to provide twenty-five (25) percent open space. Please revise the required open space from twenty (20) percent to twenty-five (25) percent. Please state under the open space that the overall open space for Lot 1 and Lot 2 will be combined.	Unresolved
26.	Planning and Development Annie Sillaway	Under the development summary, please remove the proposed FLU since this does include a Future Land Use amendment.	Unresolved
27.	Planning and Development Annie Sillaway	Under the general notes under the MDP, please remove note #8 to include a property management company for the commercial portion of the development.	Unresolved
28.	Planning and Development Annie Sillaway	The master development plan does not appear to meet the intent of the code as it relates to incorporating the proposed development with the existing development to the south. The MDP must depict the entire Colonial Town Park PD area that is being incorporated into the PD. Additionally, the development summary must include the full site data for the Colonial Town Park PD to the south and identify all parcels included within the PD boundary. Please revise accordingly.	Unresolved
29.	Planning and Development Annie Sillaway	If the Applicant decides that they are not going to incorporate the proposed development into the Colonial Town Park PD, then they are required to show that they are providing less than the forty-nine (49) percent of the total square footage of any project.	Info Only

30.	Planning and Development Annie Sillaway	On the MDP under the parking requirements, please revise the multi-family parking to show the required parking for 2 space/unit for 1,000 sq ft and greater and 1.5 spaces/unit for Less than 1,000 sq ft.	Unresolved
31.	Planning and Development Annie Sillaway	On the MDP under the development summary, please provide the number of stories for the multi-family building.	Unresolved
32.	Planning and Development Annie Sillaway	On the MDP under number of phases, the Applicant can defer to the Final Development Plan. If the applicant chooses to do so, they will need to revise the statement to state phases will be determined at the time of the Final Development Plan.	Unresolved
33.	Planning and Development Annie Sillaway	Is the proposed development going to subdivide? If so, the development summary needs to specify the site data individually for Lot 1 and Lot 2. For example, Lot 1 building height, net density: proposed buildable area of lot 1, proposed maximum net & gross density, minimum parking, school age children calculation, provide a note that lot 1 is to be owned by a single entity. Please provide the same for Lot 2 as stated in the example.	Unresolved
34.	Planning and Development Annie Sillaway	On the MDP, please provide the hours of operation for the commercial portion of the development. For example, Retail Hours Monday - Sunday ____am - ____pm, Sit Down Restaurants Monday - Sunday ____am - ____pm.	Unresolved
35.	Planning and Development Annie Sillaway	On the MDP, please label the ten (10) foot landscape buffer and dimension and label the proposed landscape buffer that is being provided on site.	Unresolved
36.	Planning and Development Annie Sillaway	Regarding the proposed dumpster enclosures this site is within the Urban Bear Management Area and required bear proof dumpster enclosure. Staff is requesting if the developer can change the dumpster enclosures to trash compactors. Per Sec. 258.6. - Compactors within Urban Bear Management Areas. Any outdoor trash compactor receiving Refuse must be kept inaccessible to bears. Compactor doors must be kept closed and latched with a bear resistant mechanism at all times, except when loading or unloading Refuse, and the area around the compactor must be kept clean of Refuse and debris. If damaged in a manner that would permit bear access, the damage must be reported to the company responsible for the maintenance of the compactor and repaired within forty-eight (48) hours after the damage is	Unresolved

		discovered. Commercial Property collection service customers will be responsible for any cost associated with compliance with this requirement.	
37.	Planning and Development Annie Sillaway	On the MDP, please place a note on the plans 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.	Unresolved
38.	Planning and Development Annie Sillaway	Please provide a separate legal description of the subject property including the development to the south that is within the Colonial Town Park PD.	Unresolved
39.	Planning and Development Annie Sillaway	Please provide an analysis of the impact of the proposed planned development on utilities, and other public facilities.	Unresolved
40.	Planning and Development Annie Sillaway	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Unresolved
41.	Planning and Development Annie Sillaway	A community meeting is required for the PD Major Amendment. Below are the Community Meeting Procedures under Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Unresolved

42.	Planning and Development Annie Sillaway	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
43.	Planning and Development Annie Sillaway	Under the development summary please state what the minimum parking stall size is going to be for the commercial and residential development.	Unresolved
44.	Planning and Development Annie Sillaway	Per Policy TRA 2.4.6 Require Multimodal Facilities in Site Planning and Design Through the policies, standards and regulations in the Land Development Code, the County shall require the construction of desirable multimodal features in site planning and design for nonresidential development within neighborhoods. Such features may include, but not be limited to: A Parking requirements (including shared parking and parking ratio maximums); B Parking management; C Pedestrian/bicycle/transit facilities; D Pedestrian/bicycle/trail/transit access (including sidewalk and bicycle path connections to adjacent parcels); E Taxi stands; F Lot sizes; G Land use intensities; H Mixed-uses; I Internal circulation; and J Carpools/vanpools. Staff would like the Applicant to provide more of an interconnectivity within the site. Staff would like to see a sidewalk and bicycle path around the pond that connects to the parking lot.	Unresolved
45.	Planning and Development Annie Sillaway	On the MDP, please provide a scale for the vicinity map.	Unresolved
46.	Planning and Development Annie Sillaway	On the MDP, please take the bicycle parking calculations away and place a note on the plan that states, "The Bicycle Parking will meet the Seminole County Land Development Code."	Unresolved
47.	Planning and Development Annie Sillaway	On the MDP under the development summary, remove the proposed density and intensity. Is there a reason why the maximum intensity a lower F.A.R.? Please answer in the narrative. The future land use in HIP-TI is 1.5 F.A.R.	Unresolved
48.	Planning and Development Annie Sillaway	On the MDP under the development summary, please revise the building setbacks to state specific required building setback for Lot 1 and Lot 2.	Unresolved
49.	Planning and Development	Are there any variations from the code requirements, if so, the applicant needs to provide a	Unresolved

	Annie Sillaway	written justification in your narrative and on the plan sheet, if applicable.	
50.	Planning and Development Annie Sillaway	• 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. • 2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level. • 3rd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. • Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, Staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC. • The 4th step is approval of the Final Engineering Plans; Staff recommends Final Engineering not be submitted until step one has been approved by BCC and steps 2&3 are under review. • The 5th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
51.	Planning and Development Annie Sillaway	The Applicant is required to provide to answer the review criteria on how this Planned Development meets the following criteria. Per Sec. 30.8.5.3 Review criteria. (a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. (b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (1) Natural resource preservation.	Unresolved

		(2)Crime Prevention (CPTED). (3)Neighborhood/community amenities. (4)Provision of affordable or workforce housing. (5)Reduction in vehicle miles traveled per household. (6)Transit-oriented development. (7)Provision of new multimodal connectivity. (8)Innovation in water or energy conservation. (9)Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. (c)In addition, any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. (d) The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. Please provide the review criteria and the applicants feedback in a separate document.	
52.	Planning and Development Annie Sillaway	It is unclear whether the subject parcel is proposed to be incorporated into the Colonial TownPark PD or developed as a stand-alone project. The project narrative states that the proposed development will be incorporated into the Colonial TownPark PD; however, the MDP only depicts the subject site for rezoning and does not show the development to the south. As depicted on the Master Development Plan, the proposal does not appear to comply with	Unresolved

		the intent of the HIP-TI Future Land Use designation, which limits residential development to no more than 49 percent of the development's total square footage when developed as a stand-alone project. Please address the following: - Clarify whether the subject parcel will be incorporated into the Colonial TownPark PD. If so, provide a complete inventory of all parcels within the Colonial TownPark PD, including the proposed increase in total dwelling units and commercial square footage, the resulting overall PUD density and entitlement totals, and authorization forms from all affected property owners. Provide a detailed accounting of the approved, constructed, and remaining unbuilt square footage. Staff will evaluate the remaining entitlements and determine how the proposed additional square footage would affect the overall entitlement balance. - Clarify whether the parcels to the south that are currently part of the Colonial TownPark PD are proposed to be removed and incorporated into the Districts at TownPark PD. If so, a separate amendment to the Colonial TownPark PD will be required to remove those parcels. The amendment must include authorization forms from all affected property owners and revised entitlement calculations reflecting the removal of the parcels.	
53.	Planning and Development Annie Sillaway	To strengthen internal connectivity and create a cohesive, pedestrian-oriented mixed-use environment, staff recommends revising the Master Development Plan as follows: - Consider expanding and redesigning the primary entrance road to create a distinctive gateway feature and public gathering space. For example, the entrance corridor could incorporate a landscaped roundabout or other focal element that establishes a strong sense of arrival and improves internal circulation, along with on-street parking to support adjacent uses and create a pedestrian-friendly streetscape. - Create a centrally located public space that serves as an organizing and connecting	Unresolved

		element between the commercial and multifamily components of the development. For example, the primary entrance road could terminate at an internal park featuring a fountain or similar focal element, with the park framed by active building frontages, pedestrian pathways, seating, landscaping, and other amenities that promote walkability, activity, and a cohesive public realm. Building placement and orientation should reinforce the central public space and strengthen connections between the commercial and multifamily components. For example, the grocery store could be reoriented so its primary customer entrance faces the internal park and principal pedestrian pathways, while the retail building could use an L-shaped configuration to define the park's edges and provide active frontage along both the entrance road and the park. These revisions would better integrate the grocery store with the surrounding mixed-use components, strengthen pedestrian connections, encourage cross-shopping, and create a more cohesive development pattern.	
54.	Public Safety - Addressing Amy Curtis	Comments regarding addressing will be provided in subsequent reviews. These comments will pertain to Addressing Fees, Site Plan Name Approval process, Street Naming Process, posting of address numbers/street address requirements, Street Sign Requirements, address assignment, and the timeline for the issuance of new addresses.	Info Only
55.	Public Safety - Addressing Amy Curtis	There's a current street name and overhead signage with "TRIUMPH WAY" at the entrance to this proposed development. This street name will be required on the site plan prior to approval. There are additional streets that will need to be named and labeled on the site plan prior to approval. We will provide the street naming process to you with future reviews. There are street names on the reserve list that were approved in 2018-2021 that may be used.	Info Only
56.	Public Safety - Addressing Amy Curtis	Previously, the facility name "TOWNPARK COMMONS" was approved. Is the name "DISTRICT TOWNPARK" the name of the site plan and the name that will be on signage? We will be	Info Only

		asking if either of these names are the intended name with future reviews.	
57.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
58.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
59.	Public Safety - Fire Marshal Matthew Maywald	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	Info Only
60.	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, 16.4.3.1). 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 21/2 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"	Info Only
61.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications.	Info Only

	Matthew Maywald	(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	
62.	Public Works - County Surveyor Raymond Phillips	I believe if the surveyor will check 5j-17 they are using the wrong seal the word in the seal should be license instead of licensed as shown in 5j-17.060 IV, also the signature doesn't meet my understanding of 5j-17.062 electronic signature and doesn't have the certification authorizing said seal (5j-17.062 .2 with that said i have no other issues with the survey other than a boundary survey should not show proposed easements like this does, that is for site plans.	Question
63.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required based on one of the project's Land Use (i.e., fast food restaurant) per the Seminole County's Traffic Impact Study (TIS) Guidelines dated 12-18-2025, section 2.0. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in EPlan 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 MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

Insert here.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Insert here.

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) 665-7775 no later than noon on Friday, Month ##, 2026, in order to place you on the Wednesday, Month ##, 2026 meeting agenda.

The DRC Agenda can be found [HERE](#).

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
xx/xx/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	xx, xx, xx
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