

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:	LAKE MARY MIXED USE - SITE PLAN	PROJ #: 24-06000060
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	9/16/24	
RELATED NAMES:	EP DEREK RAMSBURG	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	31-19-30-514-0000-0030+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MIXED USE ON 5.96 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF INTERNATIONAL PKWY, NORTH OF CR 46	
NO OF ACRES	5.96	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF INTERNATIONAL PKWY, NORTH OF CR 46	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
MATTHEW WILDEMAN MAW LAKE MARY PROPERTY LLC 8633 S BAY DR ORLANDO FL 32819	DEREK RAMSBURG KIMLEY-HORN & ASSOCIATES, INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1642 DEREK.RAMSBURG@KIMLEY-HORN.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.

AGENCY/DEPARTMENT COMMENTS

- SHOULD TRAIL PARKING BE IN ADDITION TO THE MINIMUM REQUIRED PARKING COUNT?
- IF BOTH LOTS ARE UNDER 1 SITE PLAN, HOW MUCH WORK DOES EACH SITE HAVE TO HAVE COMPLETED TO AVOID EXPIRATION OF THE SITE PLAN?
- DO THESE LOTS NEED A T&E REPORT?
- CERTIFICATE OF COMPLETION FOR SITE DEVELOPMENT WORK.

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Show the fence (required on the east) on the overall site plan.	Unresolved
2.	Buffers and CPTED	Replace the landscape sheets with the updated ones approved by Maya Athanas from the Final Development Plan.	Unresolved
3.	Buffers and CPTED	Additional comments may be generated based on new plan sheets submitted.	Info Only
4.	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
5.	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
6.	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
7.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
8.	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
9.	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

10.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
11.	Environmental Services	On Sheet C0.0: Cover, please update our Water, Sewer, Reclaimed Water 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
12.	Environmental Services	On Sheet C4.0: Overall Site Plan, Sheet C4.1: Site Plan, and Sheet C4.2: Site Plan please update note 15 to the following: The development is required to connect to Seminole County Public Utilities for water, sewer, and reclaim.	Unresolved
13.	Environmental Services	On Sheet C6.0: Overall Utility Plan, Sheet C6.1: Utility Plan, and Sheet C6.2: Utility Plan please update note 3 to the following: All utilities shall be in accordance with Seminole County water, sewer, and reclaim standards.	Unresolved
14.	Environmental Services	On Sheet C6.1: Utility Plan, please review and correct the proposed inverts for manhole S-7 as it does not appear to flow by gravity in the intended direction.	Unresolved
15.	Environmental Services	On Sheet C6.1: Utility Plan, please note that we do not allow inverts across a manhole to exceed 2 ft in height difference unless a drop connection is provided. So, for the proposed sewer connection from proposed manhole S-4 into the existing manhole, please callout and provide the invert for the drop connection. For example: CORE DRILL INTO SANITARY MANHOLE AT SW INV=72.24' SW DROP CONNECTION INV=? (59.01' OR LOWER) EXISTING NE INV=57.01' Per note 2 on Seminole County standard detail (SD) 306, since the existing manhole depth is greater than 10 ft from manhole cover to the inverts, we would prefer for this to be an inside drop connection (not an outside drop connection).	Unresolved
16.	Environmental Services	On Sheet C6.0: Overall Utility Plan and Sheet C6.1: Utility Plan, please extend the proposed utility easement all the way over to the property line between lot 1 and lot 2 so that there is no "gap" between the existing utility easement on lot 1 and the proposed utility easement on lot 2.	Unresolved
17.	Environmental Services	We will hold off on processing the proposed utility easement until the actual utility infrastructure is installed in the field so that the provided utility easement can be as accurate as possible to existing conditions. At that time, we will require a sketch and legal description of the utility easement (signed/sealed by a professional surveyor) to be submitted to us so that we can review it and prepare a draft utility easement agreement. Once it's ready, we will reach out to your team by email to have the utility easement reviewed/signed by the property owner and notarized. The fully executed utility easement will be required to be completed before	Info Only

		utility construction can be closed out with the County.	
18.	Environmental Services	On Sheet C6.1: Utility Plan and Sheet C6.2: Utility Plan, please update the callouts for all 6 onsite fire hydrants to specify them as private. For example, proposed private fire hydrant assembly. On Sheet C6.2: Utility Plan, please update the callout for the existing offsite fire hydrant to specify it as public. For example, existing public fire hydrant assembly. I see that this distinction is provided in note 16 on both sheets but having the callouts specifying public or private ownership is a preference of the fire department.	Unresolved
19.	Environmental Services	On Sheet C6.1: Utility Plan, please draw in and callout a 10"X8" reducer on the potable water main. The water main transitions from a 10" down to an 8" without specifying the means. On Sheet C6.2: Utility Plan, please draw in and callout an 8"X6" reducer on the fire service main. The fire service main transitions from an 8" down to a 6" without specifying the means.	Unresolved
20.	Environmental Services	On Sheet C6.2: Utility Plan, please review and correct the proposed NE INV invert for manhole S-8 as it should be flowing in from the NE, not out. Also, please provide drop connection inverts for the NW and NE sewer laterals as they exceed the 2 ft height difference between inverts flowing across a manhole. Or another option is to run the sanitary sewer laterals for the NW and NE connections at a steeper slope so that they are within the 2 ft height difference at the manhole in order to avoid having to do drop connections altogether. Please note that our minimum sanitary sewer lateral slope is 1% but you may run the lines at a higher slope if so desired (i.e. you can't go below 1% but you can go higher if needed).	Unresolved
21.	Environmental Services	On Sheet C6.0: Overall Utility Plan, please copy and paste your provided potable water demand determination table on to the plan sheet. Please create a similar sanitary sewer demand determination table on the same plan sheet but use the sanitary sewer GPD/unit value of 215. See Seminole County Administrative Code Section 20, Part 20.45, Exhibit A for reference.	Unresolved
22.	Environmental Services	Sheet C8.1 and Sheet C8.2: Seminole County Details has outdated details. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utilities-details-standards.stml . Once you have access, please add the following updated Standard Details (SDs): SD 101, SD 104, SD 105, SD 108, SD 109, SD 111, SD 112, SD 113, SD 115, SD 202, SD 204, SD 207, SD 208, SD 211, SD 216, SD 301, SD 302, SD 304, SD 305, SD 306, SD 504 and SD 506.	Unresolved
23.	Environmental Services	On Sheet L2.00: Overall Irrigation Plan and Sheet L2.01/Sheet L2.02: Irrigation Plan, please update the proposed irrigation meter location to be closer to International Parkway. This development is required to connect to the Seminole County reclaim irrigation, not	Unresolved

		potable water irrigation. We have a 20" DIP reclaim water main running along the west side of International Parkway available for connection. Please show a 1" reclaim irrigation meter off of International Parkway and also please note that per SD 207: Commercial Cross Connection Control, our reclaim irrigation meters do not require back flow preventers so that can be removed if desired.	
24.	Environmental Services	On Sheet L2.00: Overall Irrigation Please, please provide a calculation note or table for the anticipated reclaim irrigation demand in GPD.	Unresolved
25.	Environmental Services	On Sheet C6.1: Utility Plan and Sheet C6.2: Utility Plan, please draw in and callout the 1" reclaim irrigation meters and the 20"X1" service saddle taps off of the 20" DIP reclaim water main running along the west side of International Parkway. Please see SD 207, SD 208 and SD 504 for reference. Please note that the 1" reclaim water meters will require new utility easements unless they are installed in existing utility easement areas or out in the ROW.	Unresolved
26.	Environmental Services	On Sheet C6.2: Utility Plan, were the 6 water service lines already stubbed out for the water meters? Please clarify. If not, please specify that the connection for the 2" water meter/service line will be made with an 8"X2" service saddle and that the connections for the 1-1/2" water meters/service lines will be made with 8"X1-1/2" service saddles. Please note the connections will be laid out similar to SD 214: Large Commercial Meter Bank but without the end of line blow off. Successive service saddle taps must be separated by a minimum 18" between each other.	Unresolved
27.	Environmental Services	On Sheet C6.2: Utility Plan please correct the 18 LF of 8" water main callout to be 18 LF of 8" sanitary sewer main instead.	Unresolved
28.	Natural Resources	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)	Unresolved
29.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
30.	Natural Resources	Changemark Plant schedule Please provide caliper size of proposed plantings.	Unresolved
31.	Natural Resources	Based on aerial imagery, it appears that some of the trees onsite may be dead or in decline. Dead and declining trees are exempt from tree replacement requirements.	Info Only

32.	Natural Resources	Please use tree replacement table calculated by staff found in the Resources folder. The original Excel sheet used to calculate the tree table is also available by emailing sharttung@seminolecountyfl.gov.	Unresolved
33.	Planning and Development	Please submit architectural renderings.	Unresolved
34.	Planning and Development	Per SCLDC Sec. 40.18, following approval of the site plan, the Developer shall have one (1) year to commence construction on each lot. If substantial site development has not begun within one (1) year for each lot, the site plan approval will expire. An extension may be considered by the Development Review Manager if submitted prior to the one (1) year approval date. If site development is completed on one lot prior to the commencement of site development on the second lot; the 1 year approval period for the undeveloped lot shall begin at time of the issuance of a certificate of completion for the site work on the first lot.	Unresolved
35.	Planning and Development	Under the Site Data table please provide the following: Lot 2 Proposed Use: Multi Family Residential Max allowable density & number of units & proposed density & number of units. (provide calculation breakdown) Total building square footage. List each garage, its height and its square footage. Lot 3 Proposed Uses: Maximum allowable F.A.R. & Proposed F.A.R. calculation List each building and its use and total square footage. Please label each building and use clearly.	Unresolved
36.	Planning and Development	Please provide a plan sheet showing all building dimensions.	Unresolved
37.	Planning and Development	Please include All of Lot 2 on sheet "008 C4.1 SITE PLAN" and include only Lot 3 on sheet "009 C4.2 SITE PLAN".	Unresolved
38.	Planning and Development	Changemark Changemark #01 Please amend as follows: NORTH - SEMINOLE COUNTY TRAIL EAST - INTERNATIONAL PARKWAY SOUTH - PD FLU & PD ZONING WEST - SUBURBAN ESTATES & A-1 (AGRICULTURE)	Unresolved
39.	Planning and Development	Changemark Changemark #02 REMOVE THIS STATEMENT	Unresolved
40.	Planning and Development	Changemark Changemark #03 PLEASE AMEND AS FOLLOWS: LOT 2 - MULTI FAMILY - 85 FT/ 6 STORIES LOT 3 - RETAIL/RESTAURANT/BANK - 85 FT / 6	Unresolved

		STORIES.	
41.	Planning and Development	Changemark Changemark #04 PLEASE LIST SETBACKS AND BUFFERS SEPARATELY FOR LOT 2 AND LOT 3 IN ACCORDANCE WITH D.O. AND DEFINE INTERNAL SETBACKS AND BUFFERS IN ACCORDANCE WITH THE FDP.	Unresolved
42.	Planning and Development	Changemark Changemark #05 Delete "city of".	Unresolved
43.	Planning and Development	Changemark Changemark #06 Delete this note.	Unresolved
44.	Planning and Development	The number of units for Lot 2 is not consistent with the FDP; please amend.	Unresolved
45.	Planning and Development	Please amend parking calculation in accordance with FDP. A 10% parking reduction was approved for the multi-family on Lot 2. Please correct the parking calculation to be consistent with the reduction. If a portion of the required parking from Lot 2 is being proposed on Lot 3, these spaces must be identified on the plan and reserved as "Reserved for Apartment Residents Only". A parking agreement between Lot 2 and Lot 3 must be recorded prior to FDP approval.	Unresolved
46.	Planning and Development	Please add a note to the Overall Site Plan as follows: All garages on Lot 2 shall be accessed internally from Lot 2.	Unresolved
47.	Planning and Development	Please dimension the individual garage units.	Unresolved
48.	Planning and Development	Changemark Changemark #01 Please label what this area is.	Unresolved
49.	Planning and Development	On plan sheet 008 C4.1 Site Plan; please differentiate between ground floor patios and upper floor balcony's.	Unresolved
50.	Planning and Development	Ground floor patios and private fenced areas shall not be included as part of the required open space.	Info Only
51.	Planning and Development	Please provide a plan sheet with the details of the "Pool Court" area on Lot 2, or show on plan sheet 008 C4.1 Site Plan sheet.	Unresolved
52.	Planning and Development	Changemark Changemark #01 Please move this note so the parking spaces can be seen clearly.	Unresolved

53.	Planning and Development	Changemark Changemark #02 Please amend note # 18 to clarify if Lots 2 and 3 are to be constructed separately or at the same time.	Unresolved
54.	Planning and Development	Changemark Changemark #03 Please label what these are.	Unresolved
55.	Planning and Development	Changemark Changemark #04 Is this a structure? Please label what this is.	Unresolved
56.	Planning and Development	Changemark Changemark #05 Please define what this is.	Unresolved
57.	Planning and Development	Per Seminole County Land Development Code (SCLDC) Sec. 30.15.1 (a)– Light spillage: Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles. The lighting along the south perimeter of Lot 2 and north perimeter of Lot 3 exceeds the allowable foot-candles, please amend.	Unresolved
58.	Planning and Development	Changemark Changemark #02 Please show the footcandles just past the lot line perimeter to demonstrate compliance.	Unresolved
59.	Planning and Development	Total acreage for both parcels is 5.95 ac and net buildable is shown as 5.39 ac, why is 0.56 acres excluded? Please state on plan what the 0.56 acres is.	Unresolved
60.	Planning and Development	On overall site plan sheet please label each lot and label Allure Lane as Lot 1.	Unresolved
61.	Planning and Development	Per the approved Development Order, each lot must provide a minimum of 25% open space. Please amend the Open Space calculation under the Site Data table to reflect the required and provided open space calculation for each lot and list what is being counted as the open space for each lot.	Unresolved
62.	Planning and Development	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us	Info Only
63.	Planning and Development	Outdoor Lighting will require a separate permit. Per Seminole County Land Development Code (SCLDC) Sec. 30.15.1 (a)– Light spillage: Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles. Per Seminole	Info Only

		County Land Development Code (SCLDC) Sec. 30.15.1 (b)– Height of lighting sources: (1) Height of fixture will be measured at the vertical distance from the normal finished grade directly below the centerline of the luminaire to the top of the light fixture. Height of the pole will be measured at the vertical distance from the finished grade to the highest point inclusive of the pole, fixture, and mounting arm. (2) 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.	
64.	Planning and Development	Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards. Dumpster enclosures will require a separate permit.	Info Only
65.	Planning and Development	Please provide a plan sheet providing details of the proposed fencing and the dumpster enclosures.	Unresolved
66.	Planning and Development	The Trail parking spaces on Lot 3 shall be reserved with signage for trail parking during designated hours. Please provide an illustration of the signage.	Unresolved
67.	Public Safety - Addressing	What is the location of the front entrance of the commercial building? What will the site plan be titled, considering that two facility names may be required?	Question
68.	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
69.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
70.	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

71.	Public Safety - Addressing	(POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.	Info Only
72.	Public Safety - Addressing	(POSTING) Multi residential buildings such as apartments which have direct access to a common area or corridor will be assigned a main building number and further assigned three (3) digit unit numbers to be posted above all means of egress. The main building number shall be a minimum of six (6) inches in height and one-half (1/2) inch in width. Numbers shall be of contrasting colors so as to be readily identifiable. Unit numbers shall be a minimum of three (3) inches in height and one-half (1/2) inch in width. SCLDC 90.5 (2)	Info Only
73.	Public Safety - Addressing	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5 (8)(d)	Info Only
74.	Public Safety - Addressing	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, tenants, or similar projects such as commercial office buildings, multi-residential apartments or plazas that have been approved through the Development Review process are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of the Development Review approved site plan and approval letter. The site plan is to indicate adjacent road names, entrance locations, parcel number, north arrow and a floor plan layout which indicates all possible tenant divisions for each floor of the building. This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.	Info Only
75.	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
76.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant residential buildings will be issued a building number from the standard grid map and further assigned (3) digit unit numbers. SCLDC SEC 90.5(2)	Info Only
77.	Public Safety - Addressing	(Development Name) The suggested multi-tenant commercial structure on Lot 3 will necessitate a distinct facility name, while the proposed residential building on Lot 2 may also require its own facility name. Is there a connection between the proposed	Unresolved

		apartments and the existing Allure on the Parkway Apartments? The response to this inquiry will determine whether a street is needed for the apartment complex. The approved name for each lot shall be the only conspicuous name posted or advertised on signage. 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)	
78.	Public Safety - Addressing	(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (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
79.	Public Safety - Addressing	(Apartment Site Plans) Address fees are based on a tiered structure. There may be a cost savings if paying in advance, versus applying the address fee on the building permits. Final Addressing fees will be determined based on the floor plans submitted. If the address fee is paid prior to building permit submittal, the addressing fee for a shell building address and 179 units is \$1350.00. This address fee includes a discount, if there are over 10 units. If the address fees are not paid prior to building permit submittal, then the amount applied on the building permit will be applied based on the number of units within the building permit submittal and will not take into account the total of addresses for the development. We are now accepting credit card payments online. The fee can be paid via credit card through our website https://internet2.seminolecountyfl.gov:6443/Address911WebPayment/ . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Info Only
80.	Public Safety - Addressing	911 Addressing does not need to review building permits for fences or walls. Therefore, these potential items should be discussed with the Developer, on which parcels the fence or wall work will be done.	Info Only

		It is suggested to contact the Building Division prior to submitting your permit at 407-665-7050, as the Building Division will determine how many permits are required for each affected parcel. The Information Kiosk web map found at the following link may be helpful. https://www.seminolecountyfl.gov/departments-services/information-services/gis-geographic-information-systems/ . The maps direct link is: https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6 . Please forward this comment to the home builder & potential contractors.	
81.	Public Safety - Addressing	The submitted C4.2 & C3.2 are missing a street name. Kindly include the street name International Parkway.	Unresolved
82.	Public Safety - Addressing	Please reach out to Amy Curtis at 407-665-5191 prior to making any revisions to the plans and before resubmitting them. Certain comments may be deemed unnecessary or may be altered based on the information you provide and the clarification of the questions we have.	Unresolved
83.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)	Info Only
84.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees for the commercial building will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
85.	Public Safety - Addressing	(Prior to Building Permit Submittal- UNIT NUMBERS/MULTIPLE OCCUPANTS) Approved sites with multiple occupants are required to coordinate individual addressing, prior to submittal of building permits. You will need to submit to our office the floor plan for every tenant space, showing each tenants ingress/egress, walls, doors, street names, north arrow and site location layout. Addressing will provide you the proposed unit numbers for each occupied tenant space, which are to be labeled on the building permit construction plans as unit or suite #. The submitted floor/construction plans submitted to the Building Department during permit application, will require the correct building address and unit numbers for every floor of the proposed structure. If any part of the building address or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. (Addressing Policy)	Info Only
86.	Public Safety - Fire Marshal	* 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	Unresolved

		in. Overall length: 48 ft 6in. Current turning radius states 41 ft truck not the 48 ft truck as listed above. Please revise. Also the entrance turn into the community is too tight. It shows the fire truck completely going into the other lane of traffic. With this being an apartment complex with the amount of parking and proposed units/occupants this could delay emergency services entering the site. Please revise.	
87.	Public Safety - Fire Marshal	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 Please ensure no parking signage also provided in front of all garages including #4.	Unresolved
88.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. 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. 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) Please clearly indicate the proposed POS for each structure.	Unresolved
89.	Public Safety - Fire Marshal	Please verify if there will be any gates to access the property. Gates shall be a minimum 20 ft wide and all electric gates shall be provided with a fire department knox key and SOS system. All in accordance with NFPA 1, chapter 18. It appears there at 2 gates one just passed the front round about and another on the exit area to the rear.	Unresolved
90.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
91.	Public Works - Engineering	Comment There are multiple references to other agencies on the plans. Please see erosion control plan (Dewatering) for a reference. Multiple City of Seminole County on site plan sheets and stormwater report. Please review all plans and reports for incorrect references.	Unresolved
92.	Public Works - Engineering	There are concerns with the existing island at the entrance. The movements from multiple directions will be blocked or hampered. Please adjust the island and or access points to address this concern.	Unresolved
93.	Public Works - Engineering	Please add raised traffic calming speed hump type crosswalks on the first 2 internal proposed crosswalks to slow traffic since there is now parking along the main drive aisle.	Unresolved

94.	Public Works - Engineering	Please better dimension the main drive aisle.	Unresolved
95.	Public Works - Engineering	There are Live Oak trees proposed in the area of the exfiltration system. Trees with extensive roots cannot be used in the area of the exfiltration system. Please change the trees in this area and provide additional protection from the roots.	Unresolved
96.	Public Works - Engineering	Multiple ADA spaces do not meet the required maximum 2-percent slope in any directions. Please review and revise all. Also add additional spot elevations on all corners of the spaces as well as the access aisles. There is some concern with the inlets so close to several of these spaces. Clearly show that the grading works reasonably and does not exceed the required slopes for all ADA parking and access aisles. This includes the ones to the other buildings and ROW.	Unresolved
97.	Public Works - Engineering	Staff has concerns with the number of ADA spaces provided for the 2 separate sites. Staff does not believe that the ADA garage space qualifies and there is no ADA path from the garage to the building. Please add one more ADA space for the multifamily building. The commercial site only has 2 spaces and based on the 59 spaces for that lot it would need 1 more. Also the spaces should be spaced for better access to the different units. Please revise accordingly.	Unresolved
98.	Public Works - Engineering	Section C-C references sheet C5.7. This is not a sheet. Sheet 7.3 that seems to show the section C-C does not seem to represent the location shown to scale. Please also show a section thru the garages. Please provide actual sections thru critical points. The northeast corner on the north side of the site seems to be closer to 2 to 1 slopes to grade. Be sure that the slopes will support the landscaping proposed.	Unresolved
99.	Public Works - Engineering	It is not clear if the garage roofs will flow to the site collection system. Provide roof lines and show that all impervious area will be collected into the onsite system.	Unresolved
100.	Public Works - Engineering	More than one inlet has incorrect elevation information. See D-10 and D-11 for examples. Please verify all inlet information. Staff does not understand the location and elevation of Structure D-14. Please review and revise accordingly.	Unresolved
101.	Public Works - Engineering	If the existing main drive aisle is to remain, please provide additional grading showing the high and low points. It appears that it is inverted crown. How will the additional impervious be collected.	Unresolved
102.	Public Works - Engineering	Staff has concerns with the parking on the main drive aisle. The spaces on the main aisle should be a minimum of 20' to not stick out into traffic or be marked as compact spaces. There are also concerns with the proximity of several of the spaces to the entrance. Please remove at least the 4 spaces on the south side of	Unresolved

		the drive aisle closest to International Parkway.	
103.	Public Works - Engineering	Boring B-05 has an estimated seasonal high-water table at approximately 75'. While this seems high compared the rest of the borings it is the closest to the commercial lot exfiltration system. Please have the geotechnical engineer get 1t least 2 more borings in the area of the commercial site's exfiltration system. Provide an adjusted seasonal high-water table estimate in this area. Be sure to provide all modeling parameters for this area as well.	Unresolved
104.	Public Works - Engineering	The stormwater report states that the seasonal high-water table is 69.5' but the geotechnical report shows the boring in the area of the exfiltration trench at least elevation 71' please verify and adjust the system accordingly.	Unresolved
105.	Public Works - Engineering	Based on the geotechnical recommendation and the County Code for exfiltration system a safety factor of 2 is required. Please adjust the permeability rate modeled accordingly.	Unresolved
106.	Public Works - Engineering	The site is in a landlocked basin. The typically required storm event design is the 100-year, 24-hour total retention. The permit for the International Parkway system was allowed at that time to be the volumetric difference for the 25-year, 96-hour storm event. While the drainage report references the storm it is not shown in the output. Please model the 25-year, 96-hour storm event and show the results.	Unresolved
107.	Public Works - Engineering	The report does not specifically reference Seminole County and does not address all of the required storms. Please adjust the narrative of the report.	Unresolved
108.	Public Works - Engineering	Provide a hydraulic analysis for the stormwater pipe system.	Unresolved
109.	Public Works - Engineering	Due to the number and nature of the comments additional comments may be possible on the resubmittal.	Unresolved
110.	Public Works - Engineering	Please add the sidewalk to the south side of the lot 2 building for conductivity.	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.

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development		Joy Giles jgiles@seminolecountyfl.gov

Public Works - Impact Analysis	No Review Required	William Wharton
Environmental Services	Corrections Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis Acurtis@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle 407-665-2014 bnoggle@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
10/17/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Sarah Harttung, James Van Alstine, Matthew Maywald, Jim Potter, Amy Curtis, Maya Athanas,
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

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

Other Agencies:

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

Other Resources:

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