

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

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) 665-7374 no later than noon on Friday, August 29, 2025, in order to place you on the Wednesday, September 3, 2025 meeting agenda.

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

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:	BEARDALL INDUSTRIAL - SITE PLAN	PROJ #: 25-06000034
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	8/05/25	
RELATED NAMES:	EP ROY TYSON	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	33-19-31-300-019B-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A WAREHOUSE ON 4.41 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF N BEARDALL AVE, NORTH OF SR 46	
NO OF ACRES	4.41	
BCC DISTRICT	5: HERR	
CURRENT ZONING	M-1	
LOCATION	WEST SIDE OF N BEARDALL AVE, NORTH OF SR 46	
FUTURE LAND USE	IND	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
JONATHAN SOULE NOBLE LAND DEVELOPMENT LLC 115 W PINE AVE LONGWOOD FL 32750 (240) 372-1845 JONS@NOBLELANDDEVELOPMENT.COM	ROY TYSON KIMLEY-HORN 6876 MARWICK LN STE 350 ORLANDO FL 32827 (321) 754-0456 ROY.TYSON@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 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

#	REVIEWED BY	TYPE	STATUS
1	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4	Info Only
2	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
3	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4	Buffers and CPTED	The landscape buffer requirements will be: North: No buffer required South - along the proposed stormwater pond and the proposed building and parking lot: No buffer required South - along the outdoor storage and laydown yard: 0.2 opacity, 10 foot wide landscape buffer, 2.00 plant units, and either a berm or a fence. The 0.2 opacity is to ensure that the stored materials are not visible from the residential district, and a berm or evergreen hedge of sufficient height will be required. East: 25 foot wide landscape buffer, 2.70 plant units, and a 6 foot high masonry wall. Since the north buffer is adjacent to Beardall Avenue, the Director may waive the required wall to ensure traffic visibility for safety purposes. In its place, a 3 foot decorative metal fence and a 3 foot hedge may be permitted. West: No buffer required.	Unresolved

5	Buffers and CPTED	On the landscape plan, please revise the landscape calculations to show the required landscape buffers and provide the plant types (e.g. Plant Type A).	Unresolved
6	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
7	Buffers and CPTED	Due to overhead utility lines along the eastern portion of the property, only understory trees and shrubs from Plant Group C may be planted.	Unresolved
8	Buffers and CPTED	The buffer requirements are shown in a PDF diagram that has been uploaded into the "Resources" folder in eplan.	Info Only
9	Buffers and CPTED	On either the site plan or landscape plan, please demonstrate how the mechanical units will be screened from residential properties or public rights-of-way.	Unresolved
10	Buffers and CPTED	On the site plan along the eastern boundary of the site, the sidewalk is encroaching into the required 25 foot landscape buffer, which is not allowed. Please revise the site plan to remove the sidewalk from within the landscape buffer and clearly dimension its new location.	Unresolved
11	Buffers and CPTED	On the site plan and landscape plans, please dimension the required buffers.	Unresolved
12	Buffers and CPTED	Please revise the site plan and landscape plan to show the required 25 foot wide buffer along the entire eastern boundary line.	Unresolved
13	Buffers and CPTED	On the overall landscape plan, please demonstrate that at least 20 percent of the plant material consists of low water use plants, and that the total plant material does not exceed 40 percent of the regulated landscape area.	Unresolved
14	Buffers and CPTED	If the site will be reconfigured, the landscape buffers will be re-evaluated at the time of resubmittal.	Info Only
15	Buffers and CPTED	Additional comments may be provided at the time of resubmittal.	Info Only
16	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
17	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

18	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
19	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
20	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
21	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
22	Natural Resources	Please show which trees will be removed and saved on a tree mitigation plan. Reasonable effort must be shown to save some existing trees on site for the 90 inch/acre maximum limit to apply. No applicant may be required to replace more than ninety 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)	Unresolved
23	Natural Resources	Please provide the tree data in a table. List species, DBH, and status (removed or saved).	Unresolved
24	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
25	Planning and Development	On the site plan, please indicate the location of the proposed signage on the property.	Unresolved
26	Planning and Development	The subject site has a Future Land Use of Industrial and is in the M-1 (Industrial) zoning district.	Info Only

27	Planning and Development	<p>As of the date of the creation of the subdivision regulations (July 28, 1970), this property was part of a 10 acre parcel that was subsequently subdivided by warranty deed in 1984 without County approval. A retroactive lot split will be required to deem this property buildable. The first step is to complete a lot research request and then complete a retroactive lot split.</p> <p>Lot research request application: https://www.seminolecountyfl.gov/docs/default-source/pdf/lot-research-request-05-2023-ada.pdf?sfvrsn=a29a9102_3</p> <p>Lot split application: https://www.seminolecountyfl.gov/docs/default-source/pdf/lot-split-reconfiguration-08-2024.pdf?sfvrsn=f6ca6ca0_3</p>	Unresolved
28	Planning and Development	On the site plan, please provide the zoning and Future Land Use designations and parcel ID numbers for all adjacent lots.	Unresolved
29	Planning and Development	On the site plan, please provide the dimensions of the proposed structure and also dimension the proposed structure from all property boundary lines.	Unresolved
30	Planning and Development	To provide a greater buffer for the residential development on the south, staff recommends modifying the site in one of the following ways: (1) Swapping the site layout so that the proposed structure and outdoor storage area are located on the north end, with the floodplain compensation area on the southern end of the site, or (2) Relocating the outdoor storage area to the north side of the proposed structure, allowing the front half of the site to be developed while reserving the back half for floodplain compensation.	Unresolved
31	Planning and Development	On the site plan under the site data table, please amend the existing use and proposed use. The existing use is vacant and the proposed use should detail a precise use of the proposed structure and property.	Unresolved
32	Planning and Development	On the site plan under the site data table, please provide the total net buildable area calculation. Net Buildable definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Unresolved
33	Planning and Development	The City of Sanford is the utility provider for water and sewer. Please submit a letter from the City stating the utility plan is approved and they will provide service to the site prior to final site plan approval, including approval of the irrigation plan and grease interceptor/oil water separator, if applicable.	Unresolved

34	Planning and Development	On the site plan under the parking analysis, please revise the parking calculations to demonstrate the breakdown of the proposed uses on site. For example, if there is office space and warehouse space within the structure, please provide the parking calculation for the office space in addition to the warehouse space. Please note that Section 30.11.3(e) of the SCLDC states that proposed parking cannot exceed 200 percent of the minimum parking required unless approved by the Development Services Director.	Unresolved
35	Planning and Development	On the site plan, show the location and calculation for the required bicycle parking spaces required based on Sections 30.11.7.2 - 30.11.7.5 of the SCLDC.	Unresolved
36	Planning and Development	All uses shall be maintained within an enclosed permanent building and any outside storage shall be in an area screened from view from adjacent properties. On the site plan, please demonstrate that the outdoor storage and laydown yard will be screened from view from the adjacent properties.	Unresolved
37	Planning and Development	IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Info Only
38	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
39	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with SCLDC Section 30.14.15.	Info Only
40	Planning and Development	If site lighting is proposed, the industrial property is located within 200 feet of residential property and shall be limited to cut off fixtures mounted no higher than 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 0.5 foot-candles. SCLDC Sec. 30.15.1(b)(4)	Unresolved
41	Planning and Development	The subject site is within 20,000 feet from the nearest point of the nearest runway of the Sanford Airport. Please complete the FAA form 7460-1 Notice of Proposed Construction or Alteration https://www.faa.gov/forms/index.cfm/go/document.information/documentID/186273	Info Only

42	Planning and Development	Outdoor lighting fixtures shall be located no less than 50 feet from any property having a residential future land use designation or a residential zoning classification. SCLDC Section 30.15.5	Info Only
43	Planning and Development	SCLDC Section 30.15.4 - Lighting on must include time controls. The time controls must dim all outdoor lights by at least 50 percent of normal illumination levels within one hour of the close of business on the site. The lights must remain dimmed until the business reopens in the morning or the automatic light sensors switch the light off in the morning. This requirement does not apply to business that operate 24 hours a day. Dimmed lights may return to full luminance for no more than 30 seconds if triggered by a motion detector. (a) Light sensors. All outdoor lighting must include light sensors that automatically turn lights off when daylight exceeds 85 of the ground level luminance of the fixture. (b) Manual controls. All electrical circuits for outdoor lighting must include manually controlled switches conveniently located for manual operations.	Info Only
44	Planning and Development	SCLDC Section 30.16 - All uses conducted in commercial and industrial districts must conform to the standards of performance described in this part and must be so constructed, maintained, and operated in a manner not to be injurious or offensive to the occupants of adjacent and nearby premises by reason of emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire, explosive hazard, or glare. Please see this section for additional information.	Info Only
45	Planning and Development	On the site plan sheet under the site data, please provide the maximum allowable FAR and proposed FAR. FAR definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands. The subject site has an Industrial Future Land Use designation which allows a maximum Floor Area Ratio (FAR) of 0.65.	Unresolved
46	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
47	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
48	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only

49	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
50	Public Safety - Addressing	(SITE PLAN) When submitting a building permit , please submit a 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).	Info Only
51	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
52	Public Safety - Addressing	(ADDRESS ASSIGNMENT) In the future, if the commercial building becomes multi-tenant, the existing tenant address will be changed and readdressed to assign (4) digit unit numbers. (Addressing Policy)	Info Only
53	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
54	Public Safety - Addressing	(Development Name) The Site Plan name "BEARDALL INDUSTRIAL" is approved for use. Will there be a sign and will this name be on the sign? The approved name 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)), (Florida Statute 177.051)	Info Only
55	Public Safety - Addressing	Please correct the names to: N Beardall Ave 2(x) on the Existing Conditions and Demolition Plan C3.0, Site Plan C4.0, Paving and Grading C5.0, Fire Truck Routing Plan C8.0	Unresolved
56	Public Safety - Addressing	Please label the parcel number within the subject property (33-19-31-300-019B-0000), and the adjacent parcel numbers (33-19-31-300-019A-0000 north of parcel 19B), (33-19-31-522-0B20-0000 south of parcel 19B) & (33-19-31-519-SW10-0000 west of parcel 19B) on the Site Plan C4.0, Existing Conditions and Demolition Plan C3.0 & Fire Truck Routing Plan C8.0.	Unresolved
57	Public Safety - Addressing	Will this building be single tenant or multi-tenant?	Question

58	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)	Unresolved
59	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	Unresolved
60	Public Safety - Fire Marshal	At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to ensure they will meet the requirements for the needed fire flow calculations of the structure.	Unresolved
61	Public Safety - Fire Marshal	Please revise code edition as we use the 8th ed FFPC 2021 NFPA 1 Also in the code it states the minimum fire flow shall be 1000 GPM not 563. Please revise.	Unresolved

62	Public Safety - Fire Marshal	Please revise turning radius to the following truck specs: Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Unresolved
63	Public Safety - Fire Marshal	Please verify if there will be any gates to access the home. Gates shall be a minimum 20 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch and SOS shall be provided. All in accordance with NFPA 1, chapter 18.	Unresolved
64	Public Safety - Fire Marshal	Currently the turning radius analysis shows the truck routing through an outdoor storage area. Please clearly delineate an area where storage will not be present to ensure truck can adequately operate within the area.	Unresolved
65	Public Safety - Fire Marshal	The following is required for Access Signage for New Construction Sites: a. Signage sign shall read 'NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT' or similar wording, 12 inch by 18 inch. b. Color: The sign shall have a white background with a red legend. c. Bottom of sign shall be seven feet above grade on posts. d. The sign shall be within sight of the traffic flow and be a maximum of 60 feet apart. NFPA 1, 18.2.3.6.3 (FL specific)	Unresolved
66	Public Safety - Fire Marshal	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	Unresolved
67	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Unresolved
68	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Unresolved
69	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
70	Public Works - Engineering	The stabilized construction entrance needs to be off of Beardall Avenue. Please relocate it as it is connecting to private property.	Unresolved
71	Public Works - Engineering	Please show a washout area off of the stabilized construction entrance.	Unresolved
72	Public Works - Engineering	Provide a separate geotechnical report signed and sealed.	Unresolved

73	Public Works - Engineering	Please explain how the 10-year time-stage is higher than the 25-year or 100-year? Also the peak stage for the 10-year storm event is higher than the 25-year storm event. This is not probable. Please review, provide justification or revise accordingly.	Unresolved
74	Public Works - Engineering	The County would not allow bubble-ups in the ditch. Please also verify the upstream contributing area / flows. Staff has concerns with the flows in the ditch and if the pipes can handle those flows.	Unresolved
75	Public Works - Engineering	Why does the model show a 24" pipe, and the site shows 18". Please adjust the pipe size for consistency.	Unresolved
76	Public Works - Engineering	The model appears to have a rectangle weir at elevation 17.18 but the plans and details do not seem to show this weir in the outfall structure. There appears to be a 17.18 at structure D-01 but that is surrounded by higher grades. The County would not allow this type of outfall flooding out of a structure and offsite. Please verify and adjust accordingly.	Unresolved
77	Public Works - Engineering	Staff does not understand the see how the outfall orifice will work per the detail. Please verify pipes / fitting size(s) and verify it will fit in the box. Provide a better detail and show how water quality will be addressed. Typically, the bottom part of the tee for the orifice would be below the water. Please verify and adjust accordingly.	Unresolved
78	Public Works - Engineering	Please provide a secondary hydraulic analysis for the stormwater pipe system.	Unresolved
79	Public Works - Engineering	Staff did not find the compensating storage analysis in the stormwater report or the plans. Provide the compensating storage analysis.	Unresolved
80	Public Works - Engineering	Beardall Avenue is not to Conty Standard for width (18'). The road is required to be 20' wide to the nearest County Standard roadway. The roadway appears to widen at Allegany Lane. Please verify structure of the road to that point and show widening and potential structural upgrade to that point from the project entrance.	Unresolved
81	Public Works - Engineering	There is some question / concern with the area between the ROW and the sidewalk. Is this area to be used as compensating storage? There are plantings shown in this area. If it is designed to flood, then the vegetation needs to be resilient. There are other concerns about mulch or other items washing away. Widening the existing ditch moving the sidewalk closer to the road and putting the landscaping behind the sidewalk may be a better solution. We can give credit for the new ditch area for flood compensation.	Unresolved
82	Public Works - Engineering	There is some concern how far from Beardall Avenue the stop bar and stop sign is. Please try to get the sidewalk and stop sign / bar closer to the road.	Unresolved

83	Public Works - Engineering	Considerations for redesign. The 30" pipe for that distance seems costly. Especially when most of the site flow is sheet flow to the pond. Also, the amount of retaining wall even at only 2' tall may be costly. Six feet at 3 to 1 would remove the need for the wall and also still partially count toward compensating storage area. Could moving the pond to the northeast corner of the site help with one or more of these issues.	Info Only
84	Public Works - Engineering	Design consideration. With the normal high-water table at or above 16.2' and the 10-year storm peaking at 17.89, a large portion of the outside storage area may stay very flooded for periods of time. It appears to be 150'-180'. You may want to sacrifice an additional small area for pond and get a good portion of this area as not flooded area all the time.	Info Only
85	Public Works - Engineering	Due to the number and nature of the comments additional comments may be generated on resubmittal. A separate meeting to discuss the comments or design would be suggested. Please co-ordinate with Jim Potter.	Unresolved
86	Public Works - Engineering	The County does not allow open cuts unless there is no other reasonable option. With the roadway widening and overlay, the open cut could be considered in this instance. Please show the method of water line extension across the street. (Note if there was no other alternative and the rest of the road was not in need of repair you would have had to mill and resurface 50' each way.)	Unresolved
87	Public Works - Impact Analysis	NRR - non traffic generating improvement.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Corrections Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov

Planning and Development	Corrections Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis (407) 665-5191 acurtis@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 Works - Impact Analysis	No Review Required	Arturo Perez (407) 665-5716 aperez07@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:
8/28/2025	The application fee allows for the initial submittal plus two resubmittals.	See highlighted departments above
<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