

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	APS FACILITY - SSFLUA & REZONE	PROJ #: 26-20000008
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	7/22/26	
RELATED NAMES:	Z2026-17; 07.26SS.02	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-19-30-5AC-0000-030J+++	
NO OF ACRES	7.03	
BCC DISTRICT	Andria Herr	
LOCATION	ON THE WEST SIDE OF N ELDER RD, SOUTHWEST OF SCHOOL ST	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRYAN POTTS TANNATH DESIGN INC 2494 ROSE SPRING DR ORLANDO FL 32835 (407) 982-9878	N/A	

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.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	No review required at this stage. Buffers will be re-evaluated at time of Site Plan/Final Engineering.	Info Only
2.	Buffers and CPTED	Please advise, buffers will likely be as follows: North (School Street ROW)- 0.4 opacity, 15 feet in width, 2.25 plant unit groups per 100 linear feet with a 3 foot hedge enhancement East (Elder Road)- 0.4 opacity, 15 feet in width, 2.25 plant unit groups per 100 linear feet with a 3 foot hedge enhancement West (I-4)- 0.5 opacity, 25 feet in width, 2.7 plant unit groups per 100 linear feet with a 6 foot masonry wall enhancement	Info Only
3.	Buffers and CPTED	The Land Use Intensity category based on proposed FAR and max building height is approximately VIII. Elder road is considered a local road, School Street is considered a local road, and I-4 is considered an arterial road for the purpose of calculating buffers.	Info Only
4.	Building Division	- Each separate parcel, and separate building and/or standalone structure, will require a separate permit.	Info Only
5.	Building Division	- The number of accessible parking spaces must be in accordance with the Florida Accessibility Code.	Info Only
6.	Building Division	Comment - Separate demolition permits are required for the demolition of each existing structure.	Info Only
7.	Building Division	Comment - Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	Comment - Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
9.	Building Division	Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only

10.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
11.	Building Division	- Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
12.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
13.	Comprehensive Planning	A preliminary site plan is not required for a rezone to M-1 and a Future Land Use Amendment to Industrial. However the max FAR listed on the plan is incorrect, it should be 0.65. The proposed FLU is also not listed on the plan.	Unresolved
14.	Comprehensive Planning	Please provide the attachment A text section AND worksheet, found here: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application	Unresolved
15.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
16.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" DIP potable water main running along the east side of N Elder Rd.	Info Only

17.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
18.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 8" PVC force main running along the west side of N Elder Rd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
19.	Environmental Services	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. 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.shtml .	Info Only
20.	Environmental Services	Be advised that E Interstate-4 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
21.	Natural Resources	An arbor permit is required. Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. Indicate (by color or with an X) which trees will be removed and which will be preserved (by color or a circle around the tree(s)).	Info Only
22.	Natural Resources	Please provide a tree mitigation table, please show the common names, DBH, and indicate status type (non-specimen, specimen, or historic) and show the sum for each status type. SCLDC 60.10 (b)(2f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only

24.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
25.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
26.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
27.	Natural Resources	Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or berms where developments abut noncompatible land uses. SCLDC 35.61(f)	Info Only
28.	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
29.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only

30.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
31.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. SCLDC 30.8.5.3(c)	Info Only
32.	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)	Info Only
33.	Natural Resources	Please provide an erosion control plan at final engineering review or site plan approval.	Info Only
34.	Planning and Development	In accordance with updates to the Seminole County Land Development Code (SCLDC) effective via Ordinance 2026-12 on August 1st, 2026, conventional rezones require a written application addressing criteria outlined in SCLDC Sec. 30.3.1.6. Please provide a narrative demonstrating that the request meets the following: 1) Complies and is consistent with the County's comprehensive plan; (2) Meets this Code and other applicable County regulations; (3) Is compatible with existing and planned uses in the surrounding area; (4) Will provide access sufficient to support the proposed development intensity and the provision of public services; (5) The expected impacts on transportation facilities will be addressed by existing County regulations; (6) Will not adversely affect environmentally critical or sensitive areas and natural resources; and (7) Has access to and will be served by an adequate level of public services such as sewer, water, police, fire, schools and related services; and. (8) Provides a benefit to the community by meeting Goals and Policies in the Comprehensive Plan.	Unresolved

35.	Planning and Development	Please email the legal description in a word document to kapgar@seminolecountyfl.gov	Unresolved
36.	Planning and Development	Please provide a narrative that addresses the following criteria: STANDARDS OF REVIEW - CATEGORY I A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property. B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service. C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations. D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act). E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses. F Whether the proposed use furthers the public interest by providing or enabling the provision of: 1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use); 2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use); 3 A range of attainable housing opportunities and choices, including affordable or workforce housing; 4 Economic development (enabling higher paying jobs); 5 Reduction in transportation impacts on area-wide roads; 6 Mass transit and a variety of transportation choices; or 7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.) The Applicant needs to evaluate and submit a separate document answering the following criteria based on the Comprehensive Plan.	Unresolved

37.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting. 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. 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
38.	Planning and Development	Please note that an outdoor lighting plan will be required during the site plan review. The plan must demonstrate compliance with the outdoor lighting requirements outlined in Part 15 of the Seminole County Land Development Code	Info Only
39.	Public Safety - Fire Marshal	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
40.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	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, 16.4.3.1). 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

42.	Public Safety - Fire Marshal	Comment Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
43.	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	Info Only
44.	Public Safety - Fire Marshal	Additional comments may be generated based on site plan submittal.	Info Only
45.	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	Info Only
46.	Public Works - County Surveyor	The boundary survey provided is not valid as it does not reflect the property being rezoned, and it uses an out of date certification. the statues have not used minimum technical standards since 2018. The county has a deed for additional right of way along elder that needs to be reflected on the survey. A new description preferably meets and bounds needs to be created so that GIS can map the correct rezone. The warrantee deed provided for the additional area is also in error because of the right of way recorded in deed book 46 page 135.	Unresolved
47.	Public Works - Engineering	Engineering has no issues with proposed rezone for roadways or drainage.	Info Only
48.	Public Works - Engineering	Additional right-of-way improvements and dedications may be required.	Info Only
49.	Public Works - Engineering	Detailed drainage analysis will be required at site plan/final engineering review.	Info Only
50.	Public Works - Engineering	This site outfalls to the Elder Rd Drainage Ditch.	Info Only

51.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this project based on the new net external trip generation anticipated for the site which will not generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition.	Info Only
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DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	No Review Required
Public Safety - Addressing	Lily Kay	lkay@seminolecountyfl.gov	407-665-	No Review Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Approved
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-	No Review Required
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	407-665-7391	Approved
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334	Review Complete Recommend Approval
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	No Review Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
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8/13/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Kaitlyn Apgar, Raymond Phillips, Maya Athanas
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