

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:	JORDAN BUSINESS CENTER - SITE PLAN	PROJ #: 25-06000025
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	6/18/25	
RELATED NAMES:	EP MITCH COLLINS	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	20-21-31-5CB-0000-006B+	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR AN OFFICE WITH INDOOR STORAGE ON 9.78 ACRES IN THE C-3 ZONING DISTRICT LOCATED ON THE WEST SIDE OF W SR 426 AT EAGLE PASS RD	
NO OF ACRES	9.78	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF W SR 426 AT EAGLE PASS RD	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
GIOVANNI JORDAN EAGLE PASS PROPERTIES LLC 2653 W SR 426 OVIEDO FL 32765 (407) 971-9404 GJORDAN@JORDANHOMESFL.COM	MITCH COLLINS MITCH COLLINS, PE, INC 801 E SOUTH ST ORLANDO FL 32801 (407) 850-8557 MITCHCOLLINS@MITCHCOLLINSPE.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.

State Permits that may be required:

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	On the Site Layout Plan sheets please call out and dimension the Landscape buffer widths.	Unresolved
2.	Buffers and CPTED	For the east buffer, show existing trees to be saved, provide a note indicating that supplemental landscaping will be provided as needed to maintain a 0.5 opacity (2.70 plant groups per 100').	Unresolved
3.	Buffers and CPTED	For each buffer, provide a calculation that indicates: (a) length of buffer; (b) required number of plant groups per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference. Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.	Unresolved
4.	Buffers and CPTED	The buffer table provided was not calculated per the SCLDC please refer to Sec. 30.14.10. and the example buffer table provided in the Resources folder. The provided example is specific to your project and based on your chosen Plant Group.	Unresolved
5.	Buffers and CPTED	Additional comments may be generated based on resubmittal.	Info Only
6.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
7.	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP	Info Only
8.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
9.	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	Info Only

		required accessible parking spaces to the accessible entrance to the structure.	
10.	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
11.	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
12.	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
13.	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
14.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
15.	Environmental Services	On the Cover Sheet, please update the phone number for water/sewer to be (407) 665-2024.	Unresolved
16.	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
17.	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
18.	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
19.	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
20.	Planning and Development	On the Site Layout Plan sheets please dimension all structures and show their distances from all parcel boundaries.	Unresolved

21.	Planning and Development	On the Site Layout Plan sheets please dimension the width of the parking spaces.	Unresolved
22.	Planning and Development	Please provide the dimension and setbacks of signs. SCLDC 40.53(b)(8) A separate permit (issued by the Building Division) is required for any signage.	Unresolved
23.	Planning and Development	On site layout sheet C7, there is a line near the proposed signage. Please add a callout identifying what this line represents.	Unresolved
24.	Planning and Development	<p>Please relocate the Project/Site Data table from the cover sheet to the Site Layout Plan sheet, and make the following additions or changes:</p> <ul style="list-style-type: none"> • Parcel identification number. • Please move the total acreage/square feet of the site toward the top. • Future Land Use. • Existing use(s). • Under the maximum building height, please provide the proposed building height. • Please provide the gross square footage of the proposed development. • Please provide the total square footage for each building, as there are multiple buildings proposed on site. • Please revise the setbacks to state required and proposed building setbacks. • Provide the minimum parking stall size. 	Unresolved
25.		<p>Per Sec. 35.67. - Phased development.</p> <p>Each phase of any development shall be capable of standing on its own if subsequent areas planned for development are not developed. On the phasing plan sheet, please clearly delineate the boundaries of each phase. Specifically, clarify what is included in Phase One—for example, whether the office building is part of Phase One. The current plan shows a red dotted line indicating Phase Two, but also includes a grading area labeled as Phase One within that same boundary. Please revise the plan to clearly differentiate and define the limits of Phase One and Phase Two.</p>	Unresolved
26.	Planning and Development	All commercial, office, industrial and multi-family development shall comply with SCLDC Sec. 30.1234 of the Land Development Code. A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.	Unresolved
27.	Planning and Development	Lighting on industrial zoned properties (except that located within two hundred (200) feet of residential property) shall consist of cut-off fixtures mounted no higher than twenty-five (25) feet. SCLDC Sec. 30.1234	Unresolved

28.	Planning and Development	All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.15.1 - Outdoor lighting requirements.	Info Only
29.	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.14.15 – Miscellaneous design standards.	Info Only
30.	Planning and Development	The are existing structures on parcel 20-21-31-5CB-0000-006B. A separate demolition permit through the building department will be required.	Info Only
31.	Planning and Development	The Property Appraiser's records show two (2) separate acreage parcels; however, the overall site plan sheet shows the Applicant combining these two (2) acreages parcels into one. Staff will place a lot combination form in the resources folder for the Applicant to submit to the Property Appraiser's Office in order to combine the two (2) lots.	Info Only
32.	Planning and Development	Additional comments may be generated based on resubmittal.	Info Only
33.	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
34.	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
35.	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
36.	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
37.	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
38.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the	Info Only

		structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC 90.2	
39.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 20-21-31-5CB-0000-006B is 1900 Eagle Pass RD, Oviedo, FL 32765. Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Info Only
40.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined in conjunction with a building permit for a dwelling structure (single family residence). SCLDC 90.5 (C) The building permit plans will be required to have the assigned address on the plans. Please contact our office at 407-665-5191 prior to drawing the building permit plans and submitting for a permit and we will provide an address for the plans.	Info Only
41.	Public Safety - Addressing	(Development Name) The Site Plan name JORDAN BUSINESS CENTER, has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email: addressing@seminolecountyfl.gov).	Info Only
42.	Public Safety - Addressing	On the Cover Sheet, remove the reference to ALOMA AVENUE street name in the upper middle under the parcel id numbers and under SITE DATA, ADDRESS. This street name is not valid for this segment of right of way. The correct street name is W SR 426. Please do not label an address or street name on these plans.	Unresolved
43.	Public Safety - Addressing	Please contact Seminole County Addressing before resubmitting the plans to discuss the existing street Eagle Pass RD. Amy Curtis 407-665-5191. We will need to determine if Eagle Pass RD will remain and the new structure is assigned an address to Eagle Pass RD. This is a corner lot and we will need to determine the address assignment. Once a determination is made, we will then determine if Eagle Pass RD needs to be labeled o the site plans.	Unresolved
44.	Public Safety - Addressing	REMOVE all reference to Aloma AVE on ALL pages where it is referenced. W SR 426 is the correct street name for this segment of right of way and is required to be labeled correctly. The section that this property abuts	Info Only

		is W SR 426. The section from SR 417 to Red Bug Lake Rd & W Mitchell Hammock Rd is W SR 426. Aloma Ave is the area West of SR 417 to the Orange County line. This was named on Resolution 88-R-361.	
45.	Public Safety - Addressing	On D1 Demolition Plan, add the directional West to the street name as follows: WEST STATE ROAD 426 (remove (ALOMA AVENUE)).	Unresolved
46.	Public Safety - Addressing	On C0 Overall Site Plan, please add the directional West to the street name as follows: WEST STATE ROAD 426 (remove (ALOMA AVENUE)).	Unresolved
47.	Public Safety - Addressing	On C1 Site Layout Plan, please add the directional West to the street name as follows: WEST STATE ROAD 426 (remove (ALOMA AVENUE)).	Unresolved
48.	Public Safety - Addressing	On 001 CV Cover Sheet, within the LOCATION MAP, add the directional West to the street name as follows: WEST STATE ROAD 426 (remove (ALOMA AVENUE)).	Unresolved
49.	Public Safety - Fire Marshal	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 Gates shall be a minimum 20 ft wide. Please clearly indicate.	Unresolved
50.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. this shall be provided for all structures not just the largest that is receiving the sprinkler reduction.	Unresolved
51.	Public Safety - Fire Marshal	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved
52.	Public Safety - Fire Marshal	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) Unable to locate FDC for the structures. Notes calling out separate plans by fire engineer. The utility plan shall clearly show the FDC locations for all structures along with the PIVs.	Unresolved
53.	Public Safety - Fire Marshal	Please verify compliance with 13.3.2.26.1 High-Piled Storage. An automatic sprinkler system shall be installed throughout all occupancies containing areas greater than 2500 ft ² (232 m ²) for the high-piled storage of combustibles. It appears there are 4 structures of 9900 sq ft proposed that are non sprinkled.	Unresolved
54.	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	Unresolved

		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.	
55.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered. – A separate permit and review is required for the installation of private fire mains.	Unresolved
56.	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	Unresolved
57.	Public Safety - Fire Marshal	Fire department valves including hydrants shall be located not less than 40 ft (12 m) from the buildings to be protected per NFPA 24, Seciton 7.2.3.	Unresolved
58.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 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
59.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
60.	Public Works - Engineering	Please add double row of silt fence along the west silt fence line and any areas with steep slopes	Unresolved

61.	Public Works - Engineering	Please provide conflict detail for all utility and stormwater crossings. The 2 to SS-2 sanitary line may be in conflict with the stormwater pipe.	Unresolved
62.	Public Works - Engineering	There are questions and concerns with the removal of the existing stormwater piping along Chapman Road. The 38" x 60" is almost right against the roadway. How will it be removed without damaging the road. There are erosion concerns with the inlets discharging with MES's. There is concern with the grading of the ditch offsite where the pipe is to be removed. Please address all concerns or leave the pipe in place.	Unresolved
63.	Public Works - Engineering	Please provide sidewalk along Chapman Road along the property frontage.	Unresolved
64.	Public Works - Engineering	The SWPPP shows a temporary section of drainage ditch. Please provide more information on the timing of this. The ditch as shown will block the entrance drive. The ditch also seems to be graded outside the property line. Please revise to be inside the property.	Unresolved
65.	Public Works - Engineering	The ditch on the SWPPP show rock rubble check dams in the ditch. Is this permanent? Please provide details and timing if it is proposed to be removed. It should have filter cloth to help prevent it from settling. Provide a detail for this.	Unresolved
66.	Public Works - Engineering	Please clearly label where all details and sections can be found with corresponding pages unless shown on the same page.	Unresolved
67.	Public Works - Engineering	The sheet P1 Phasing Plan is not clear. It does not address the Temporary ditch section. In general, the County does not allow phased projects. If it is not to be constructed as one phase / as 1 project, it should not be shown. The culvert for phase 2 should either be made to be open ditch in phase 1 or the correct pipe be installed as phase 1 for the driveway onto Chapman Road. The buildings that seem to be for phase 2 needs to be graded to get to the pond. Please show positive slope to the pond for phase 1.	Unresolved
68.	Public Works - Engineering	The drainage pond appears to be partly in the duke / FPL utility easement. Please provide approval from the appropriate agency to allow this retention in the easement.	Unresolved
69.	Public Works - Engineering	There is a sign shown partially over the drainage pipe at the Chapman Road entrance. There is required to be a drainage easement to the County over the entire bypass system. The sign cannot be in that easement. Access easement needs to be over the path to get to the pipes and ditch for the bypass system as well. Please show both the access and drainage easements on the plans.	Unresolved
70.	Public Works - Engineering	The grading plan does not seem to address the roof drainage on the west side of the south storage building. If all the drainage it to go the east side of the building, then indicate this. If it is split, then show it to be collected and routed into the onsite drainage system.	Unresolved
71.	Public Works - Engineering	There appears to be a 30" tree to be saved close to the east property line and next to the proposed bypass ditch.	Unresolved

		Will this pinch point block the drainage. Provide calculations showing the reduced section can handle the flow without backing water up. Also, there is concern with the proposed grading at this point with respect to saving the tree. It may be better having a retaining wall further away from the tree roots or relocating the ditch some more. Please revise or address accordingly.	
72.	Public Works - Engineering	The 2.5 to 1 slope on the bypass ditch does not meet County requirements for a ditch. Revise to 4 to 1 or show other stabilization methods and get County Engineer approval. Show flow velocities are acceptable for these slopes. If it is steeper than 4 to 1 and expected to have depths of water greater than 2' during the design storm it will need to be fenced. If fenced it will need to have minimum 15' clear berm at least on 1 side. Please revise or address concerns.	Unresolved
73.	Public Works - Engineering	Please show the 100-year peak stage in the pond sections. Please ensure that the skimmer is over the 100-year peak stage.	Unresolved
74.	Public Works - Engineering	The County does not allow change of soil group based on fill. Please revise the post development CN to 80 minimum for open space good condition D soils.	Unresolved
75.	Public Works - Engineering	Provide a signed and sealed copy of both geotechnical reports. The ones in the drainage report are not sufficient.	Unresolved
76.	Public Works - Engineering	A portion of the site is shown to have muck. Please provide a plan sheet showing the locations that the muck is to be removed. The pond berms should not have muck in them.	Unresolved
77.	Public Works - Engineering	Provide a secondary hydraulic analysis of the onsite collection system to show that the system can handle the flows. Show flow calculations for the bypass ditch.	Unresolved
78.	Public Works - Engineering	The new basin study shows the flood elevation in the bypass ditch to be 40.88' on the southeast side of the site to 39.65' on the north side of the site. This means that the site will flood in the 100-year, 24-hour storm event. Just west of the north entrance it drops to 33.92'. If the bypass ditch is shown to better handle the flows, it will not flood. Please get with Public Works to determine the peak flows and show that the system can handle the flows.	Unresolved
79.	Public Works - Engineering	A portion of the ditch is shown going down the trail ROW corridor. Please show jurisdiction of this ROW / trail area. If County jurisdiction then the ditch can be no steeper than 4 to 1 and should be fenced to keep people from the trail out of that area. If it is FDOT then a permit will be needed from them prior to the preconstruction meeting.	Unresolved
80.	Public Works - Engineering	Please verify the weir coefficients used for the orifice and the notch. Provide justification for these coefficients.	Unresolved
81.	Public Works - Engineering	Please provide a traffic impact analysis for the site. Please show number of trips and expected entrance and exit locations. If the Chapman Road is used for entrance and exit a signal analysis will be required to ensure existing signal will function with the proposed additional trips.	Unresolved

82.	Public Works - Engineering	If the Chapman Road entrance is to be gated, then the gate needs to be well away from Chapman Road. There will be extensive large vehicles using the road and enough room is needed from the gate and entrance keypad to ensure that larger vehicles will not stick into the road with at least 2 vehicles sitting there to get in. Please show and label the gate and keypad.	Unresolved
83.	Public Works - Engineering	Please show and label all stop bars and stop signs. See exit onto Chapman Road.	Unresolved
84.	Public Works - Engineering	Based on the number and the nature of the comments additional comments may be generated on the next review.	Unresolved
85.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required if the total trip generation for the proposed uses generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself.	Question

AGENCY/DEPARTMENT MARK UP COMMENTS

	REVIEWED BY	TYPE	FILENAME	STATUS
86.	Natural Resources	Tree preservation credits Trees 30, 31, and 32 are non-specimen trees. Please change the replacement/credit ratio to 1:1 instead of 2:1 and correct the credited inches to 9, 17, and 16, respectively.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
87.	Natural Resources	Historic tree replacement ratio The historic tree replacement ratio is 2:1.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
88.	Natural Resources	Tree 33 Tree 33 is classified as a specimen tree. Please change the replacement ratio as well as the required inches for replacement.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
89.	Natural Resources	Replacement inches required 392 replacement inches are required, not 365.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
90.	Natural Resources	Preserved inches credit 119 inches count toward mitigation, not 161.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
91.	Natural Resources	Net replacement inches required 273 net replacement inches are required, not 204.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
92.	Natural Resources	Grading and tree save There is substantial grading and filling proposed near the saved trees. Please adjust either the grading plan or the tree save plan accordingly. All preserved trees	009 C2 Grading and Drainage Plan.pdf	Unresolved

		shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)		
93.	Planning and Development	The sheet number and description within the drawing index does not correspond correctly to the provided Landscaping and Tree Mitigation Plan sheets.	001 CV Cover Sheet.pdf	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Addressing	Amy Curtis (407) 665-5191 acurtis@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407) 665-5730 wwartonr@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:
07/10/2025	The application fee allows for the initial submittal plus two resubmittals.	Tiffany Owens, James Van Alstine, Becky Noggle, Sarah Harttung, Tiffany Owens (buffer), Amy Curtis, Matthew Maywald, Jim Potter, William Wharton
<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.shtml</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