

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	THE MASTER'S ACADEMY PAVILION - SITE PLAN	PROJ #: 24-06000055
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	8/09/24	
RELATED NAMES:	EP JULIAN COTO	
PROJECT MANAGER:	JOY GILES (407) 665-7	
PARCEL ID NO.:	16-21-31-5CA-0000-028A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PAVILION ON AN EXISTING SCHOOL ON 30.79 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF LUKAS LN AND NORTH OF SLAVIA RD	
NO OF ACRES	30.79	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF LUKAS LN AND NORTH OF SLAVIA RD	
FUTURE LAND USE-	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JULIAN COTO P.E. EXCEL ENGINEERING CONSULTANTS 303 AVILA CT WINTER SPRINGS FL 32708 (407) 260-2292 JULIAN@EXCELENGINEERINGFL.COM	JULIAN COTO P.E. EXCEL ENGINEERING CONSULTANTS 303 AVILA CT WINTER SPRINGS FL 32708 (407) 260-2292 JULIAN@EXCELENGINEERINGFL.COM	

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

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

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	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
2.	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
3.	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
4.	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
5.	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
6.	Environmental Services	There appears to be no utility easement over some of the existing Seminole County owned utility infrastructure on the site. This includes the 8" water master meter assembly as well as the 8" PVC water main feeding it from the right of way line. Everything else on the site appears to be privately owned/maintained. Please provide us documentation that there is an existing utility easement over this infrastructure. If none exists, then please provide a sketch and legal description (signed/sealed by a professional surveyor) of the proposed utility easement in order for me to lift the hold on the project (sketch/legal is the only requirement at this time). The rest of the process can take a while which involves us reviewing the sketch/legal and preparing a utility easement agreement that is to be signed by the property owner and notarized. Once that's done, the original documentation will need to be mailed back, or hand delivered to our office so that we can review and forward on to the Seminole County Clerk for recording. We require 15 ft wide utility easements along the centerline of our potable water mains/water master meters. This 15 ft utility easement should extend from the property/right of way line northward to at least 7.5 ft on the far side of the water master meter. Please see the file "Proposed Utility Easement 1" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for.	Unresolved
7.	Environmental Services	On Sheet C01: Cover Sheet and Drawing Index, please update the	Info Only

		contact information for potable water/sanitary sewer to 407-665-2024.	
8.	Planning and Development	Under the Site Data table please state the height of the pavilion.	Unresolved
9.	Planning and Development	Under Site Data table please provide the parcel number.	Unresolved
10.	Planning and Development	On the overall site plan sheet please dimension the pavilion.	Unresolved
11.	Public Safety - Addressing	Please locate and designate the existing pavilion on the Site Geometry Plan.	Unresolved
12.	Public Safety - Addressing	On the Site Geometry Plan please remove BLDG #800 underneath ADMIN BLDG. and add the building address 1574. This provides a better reference to the location.	Unresolved
13.	Public Safety - Addressing	Kindly include the missing address numbers 1584 on the Auditorium building within the Overall Site Plan	Unresolved
14.	Public Safety - Addressing	Identify the type of structure located at the rear of the Office/Administration Building and then label it on the Overall Site Plan. Our records suggest that it is a pavilion.	Unresolved
15.	Public Safety - Addressing	Is the proposed pavilion intended to supplement the existing pavilion situated at the rear of the Office/Administration Building?	Question
16.	Public Safety - Addressing	It is not required to assign a separate address for the proposed pavilion. Please utilize the address of the adjacent Office/Administration Building, 1570 Lukas Lane, when applying for future building permits.	Info Only
17.	Public Safety - Fire Marshal	Comment New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
18.	Public Safety - Fire Marshal	Comment Please provide a flow test (within the last 12 months) of the existing hydrants. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.	Unresolved
19.	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.	Unresolved
20.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
21.	Public Works -	Provide an erosion control plan. Please show proposed protection	Unresolved

	Engineering	measures.	
22.	Public Works - Engineering	Staff has some concern with the stormwater pipe going under the building. Please provide a letter from the owner stating that they understand the potential maintenance potential building damage issues with this design if there is a failure in the drainage system. If not please move the pipe out from the slab.	Unresolved
23.	Public Works - Engineering	While staff is not worried about the D-2 inlet, I am not sure of the need for this structure.	Unresolved
24.	Public Works - Engineering	Overall staff believes it may be better to have the stormwater roof drain system go to the other side of the building. Also, while the roof drains are in a pressure condition it would be best if the inverts are above the bottom invert of the stormwater structure D-3 Please adjust accordingly.	Unresolved
25.	Public Works - Engineering	There is not enough information provided in the stormwater report to verify the design. There are also some parameters that may not be correct. Please provide enough information from the previous permits to verify the ponds and stormwater system. The CN values need to be justified. The Impervious needs to be 98 unless otherwise shown correct. Is the Soils type C or D? State what the soils are and what group is being used. Clearly show top of pond elevations and volumes for each pond. Please verify, revise and resubmit.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Corrections Required	Joy Giles
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald
Environmental - Impact Analysis	No Review Required	Becky Noggle
Public Safety - Addressing	Corrections Required	Amy Curtis
Natural Resources	Approved	Sarah Harttung
Environmental Services	Corrections Required	James Van Alstine
Buffers and CPTED	Approved	Maya Athanas
Public Works - Engineering	Corrections Required	Jim Potter
Public Works - Impact Analysis	No Review Required	William Wharton
Building Division	Review Complete Recommend Approval	Jay Hamm

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
9/24/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Matthew Maywald, Amy Curtis, James Van Alstine, Jim Potter,

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

