

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	HEATHROW SQUARE - SITE PLAN	PROJ #: 26-06000017
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	5/06/26	
RELATED NAMES:	EP BRENT LENZEN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	12-20-29-300-0060-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A RETAIL BUILDING AND IMPROVEMENTS ON 11.93 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD	
NO OF ACRES	11.93	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD	
CURRENT LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RYAN STAHL EQX-HRP HEATHROW LLC 227 W NEW ENGLAND AVE STE C WINTER PARK FL 32789 (407) 628-0077	BRENT LENZEN KIMLEY-HORN & ASSOCIATES INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1610	

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.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	On sheet L1.01, please provide the complete buffer calculation. The number of required trees shown is incorrect based on Plant Group A and the linear footage of the buffer area. Please include the full calculation and update the tree quantity to reflect the requirements for a 0.4 opacity, 15-foot width buffer using Plant Group A.	Unresolved
2.	Buffers and CPTED Annie Sillaway	A sample buffer calculation has been provided in the resources folder for reference.	Info Only
3.	Buffers and CPTED Annie Sillaway	The total required canopy, understory, evergreen, and shrub plantings must be shown within the proposed buffer width. Please revise the plans to reflect the correct quantities of required canopy trees, understory trees, evergreens, and shrubs.	Unresolved
4.	Buffers and CPTED Annie Sillaway	On sheet L1.01, please dimension the fifteen (15) foot buffer width.	Unresolved
5.	Buffers and CPTED Annie Sillaway	Additional comments may be forthcoming after resubmittal.	Info Only
6.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of each existing structure.	Info Only
7.	Building Division Daniel Losada	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
8.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Building Division Daniel Losada	The number of accessible parking spaces must be in accordance with the Florida Accessibility Code.	Info Only
11.	Building Division	Proposed development on this parcel may be located within a flood zone hazard area and will require a flood	Info Only

	Daniel Losada	review.	
12.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Additional Capacity may be required.	Info Only
13.	Environmental Services James Van Alstine	On Sheet C0.0: Cover Sheet, please update the phone number for water/sewer to (407) 665-2024.	Unresolved
14.	Environmental Services James Van Alstine	On Sheet C1.1: General Notes, please update potable water system note 4 to be pressure class 350, not class 50.	Unresolved
15.	Environmental Services James Van Alstine	On Sheet C1.1: General Notes, please update potable water system note 10 to be 10-gauge A.W.G. instead of 12-gauge A.W.G.	Unresolved
16.	Environmental Services James Van Alstine	On Sheet C6.1: Utility Plan, please update the wet tap callout to the following: WET TAP EXISTING 10" PVC WATER MAIN W/ 10"X8" MJ OUTLET STAINLESS STEEL TAPPING SLEEVE AND 8" GATE VALVE.	Unresolved
17.	Environmental Services James Van Alstine	On Sheet C6.1: Utility Plan, please update the DDCVA callout to include "point of service" or P.O.S.	Unresolved
18.	Environmental Services James Van Alstine	On Sheet C6.1: Utility Plan, please update the 6" manifold to include an end of line blowoff and a 6" GV upstream of the service saddles similar to SD 214: large commercial meter bank.	Unresolved
19.	Environmental Services James Van Alstine	Please provide calculations to justify that the 1.5" water meter sizes requested are suitable for the anticipated water demands of the 4 proposed retail lots. Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type within each building. Please include separate water demands in the form of maximum operating flow (in gpm) for any continuous operating fixtures such as hose bibbs or air conditioning units proposed for each building as well. Let me know if Plumbing plans are not available for you to perform this analysis so we can discuss other options to move forward.	Unresolved
20.	Environmental Services James Van Alstine	On Sheet C6.1: Utility Plan, please add x2 6" 45-degree bends on the 6" DR14 C900 PVC fire line next to the stub out.	Unresolved
21.	Environmental Services	On Sheet C6.1: Utility Plan, instead of routing the sewer flow from proposed manhole S3 through proposed	Unresolved

	James Van Alstine	manhole S2/S1 and core drilling the existing manhole, would it be possible to run an 8" gravity sewer line directly from proposed manhole S3 to a proposed doghouse manhole downstream of the existing manhole? This area is already proposed for milling and resurfacing and rerouting would eliminate roughly 40 ft of extra gravity main and a manhole for you to install and for us to maintain. Also, is it possible to have that 8" gravity sewer between proposed manhole S3 and the proposed doghouse manhole be laid shallower w/ an outside drop connection at the proposed doghouse manhole? Shallower gravity sewer is easier to access and maintain in the long run for us.	
22.	Environmental Services James Van Alstine	On Sheet C6.1: Utility Plan, please provide a pipe conflict callout/detail for the crossing of the proposed 8" PVC WM with the existing 8" PVC gravity sewer main, for the crossing of the proposed 8" PVC gravity sewer main with the proposed storm yard drain, and for the crossing of the proposed 8" gravity sewer main with the proposed 15" HP storm (if gravity sewer rerouted per previous comment).	Unresolved
23.	Environmental Services James Van Alstine	Please be aware that County reclaim irrigation is available for this parcel if desired. We have a 16" PVC RWM near the southeast corner of the parcel available for connection. Not required.	Info Only
24.	Environmental Services James Van Alstine	On Sheets C6.1 and C6.3: Utility Plan, please update note 1 to be Seminole County, not Collier.	Unresolved
25.	Environmental Services James Van Alstine	On Sheets C3.3: Existing Conditions and Demolition Plan, multiple cleanouts and a grease trap are called out to be removed but are not shown to be relocated on Sheet C6.3: Utility Plan. Are these cleanouts/grease trap no longer needed?	Unresolved
26.	Environmental Services James Van Alstine	Markups were provided on Sheet C3.3: Existing Conditions and Demolition Plan and C6.3: Utility Plan, please review and address.	Unresolved
27.	Environmental Services James Van Alstine	On Sheet C8.0: Seminole County Utility Details, please add the following Seminole County standard details: SD 105, SD 108, SD 109, SD 111, SD 112, SD 113, SD 115, SD 207, SD 208, SD 211, SD 214, SD 218, SD 301, SD 302, SD 303, SD 304, SD 305. Please remove SD 201 and SD 205.	Unresolved
28.	Planning and Development Annie Sillaway	On sheet C4.1 under the site data, please state the required maximum building height of thirty-five (35) feet and the proposed building height.	Unresolved
29.	Planning and	On sheet C4.1 under the site data, please the	Unresolved

	Development Annie Sillaway	percentage of 9'x18' and 10'x 20' size parking spaces. Please note that per sec. 30.11.6.2 (a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto. (b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	
30.	Planning and Development Annie Sillaway	On sheet C4.1 under the site plan data, please place the hours of operation. Informational: Per Sec. 30.11.7 (a) Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.	Unresolved
31.	Planning and Development Annie Sillaway	On sheet C4.1 under the site data, please provide the required bicycle parking required for the site. The minimum required bicycle parking spaces would be under General Business/Retail 1:25,000 sf (Long Term) and 1:7,500 sf (Short Term). Information: Per Sec. 30.11.7.5 Location. (a) Short-term spaces shall be located within fifty (50) feet of the main entrance to the building as measured along the most direct pedestrian access route. For a building with more than one entrance, the bicycle parking must be distributed along all facades with a main entrance, and located within fifty (50) feet of at least one main entrance, as measured along the most direct	Unresolved

		<p>pedestrian access route. When more than six (6) spaces are required per entrance, additional parking may be provided at a secondary location, such as a parking garage, not more than 200 feet from the principal entrance with directional signage indicating its location.</p> <p>(b) Long-term bicycle parking must be located on the same building site as the use being served. All long-term bicycle parking spaces must be located within 200 feet of a main, operational entrance to the building.</p>	
32.	<p>Planning and Development Annie Sillaway</p>	<p>Informational: After 60 days of establishment of new landscape the owner will be required to revisit the irrigation timer settings and program the timer to meet our local watering guidelines that can be found within the Countys water conservation ordinance under Chapter 270 Part 5 in the Seminole County Code of Ordinance to avoid overuse of water past that initial establishment period.</p>	Info Only
33.	<p>Planning and Development Annie Sillaway</p>	<p>On sheet C4.0, please identify the zoning and future land use of the adjacent properties to the northern and western portions of the subject site.</p>	Unresolved
34.	<p>Planning and Development Annie Sillaway</p>	<p>On sheets C4.2 and C4.3, there appear to be two different boundary lines separating the two parcels within Tract 2. Is a lot line reconfiguration being proposed as part of this site plan review in coordination with the adjacent parcel to the west? Please clarify and revise the plans accordingly.</p>	Unresolved
35.	<p>Planning and Development Annie Sillaway</p>	<p>On sheet C4.1 under the site data, please provide the proposed use that will be in the proposed 7,000 sf building.</p>	Unresolved
36.	<p>Planning and Development Annie Sillaway</p>	<p>Per the Heathrow Development Order, the minimum parking space size is 9' x 16.5'. Please revise the parking spaces shown on sheet C-4.2 to reflect the required 9' x 16.5' dimensions rather than 9' x 16'.</p>	Unresolved
37.	<p>Planning and Development Annie Sillaway</p>	<p>On sheet C4.0 under the site data, please provide the maximum F.A.R. for the subject property.</p>	Unresolved
38.	<p>Planning and Development Annie Sillaway</p>	<p>On sheet C4.0 under the site data, please provide the parcel number and the total square feet of the subject property.</p>	Unresolved
39.	<p>Planning and Development Annie Sillaway</p>	<p>On sheet C4.0, the site data lists 25,594 sq. ft. of existing office to remain and 110,000 sq. ft. of existing retail to remain. However, the parking calculations do not appear to reflect these same square footages. Please revise the plans to ensure consistency by showing the correct total existing building square footage and the corresponding required parking based on those figures.</p>	Unresolved

40.	Planning and Development Annie Sillaway	On sheet C4.0 under the site data, please state the required open space of 25% and provide the existing open space to show that the site meets the 25% required open space.	Unresolved
41.	Planning and Development Annie Sillaway	If any outdoor lighting is proposed for the retail building, please provide a photometric plan showing all proposed exterior lighting.	Unresolved
42.	Planning and Development Annie Sillaway	Additional comments may follow upon resubmittal of the site plan.	Info Only
43.	Public Safety - Addressing Amy Curtis	On C3.0 Overall Existing Conditions and Demolition Plan & C4.0 Overall Plan remove the reference to STATE ROAD NO. 419 and add a directional to W Lake Mary Boulevard. Label the subject parcel number 12-20-29-300-0060-0000 within its boundary lines.	Unresolved
44.	Public Safety - Addressing Amy Curtis	On C3.1 Existing Conditions and Demolition Plan, C4.1 Site Plan & C4.4 Fire Truck Route, please add the street name W Lake Mary Boulevard and International Parkway. Label the subject parcel number 12-20-29-300-0060-0000 within its boundary lines.	Unresolved
45.	Public Safety - Addressing Amy Curtis	On C3.2 Existing Conditions and Demolition Plan, C4.2 Site Plan & C4.5 Fire Truck Route please add the subject parcel number 12-20-29-300-0060-0000 within its boundary lines and the adjacent parcel number 12-20-29-300-001L-0000 (located to the north of subject parcel).	Unresolved
46.	Public Safety - Addressing Amy Curtis	(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
47.	Public Safety - Addressing Amy Curtis	(POSTING) For plazas and commercial type occupancies having multiple addresses, in addition to each building structure being properly posted, the range of the addresses shall be posted on the main plaza or occupancy sign, visible in both directions from the street. SCLDC SEC 90.5(6)	Info Only
48.	Public Safety - Addressing Amy Curtis	(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
49.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911	Info Only

	Amy Curtis	Administration, Addressing Office. SCLDC 90.5	
50.	Public Safety - Addressing Amy Curtis	(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
51.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
52.	Public Safety - Addressing Amy Curtis	(Prior to Building Permit Submittal- New Commercial Unit or Suite Numbers/Multiple Occupants) Approved sites with multiple occupants are required to coordinate individual addressing assignments, at least ten (10) working days prior to the submission of building permit applications. SCLDC Chapter 90.5 (d). You will need to submit, to our office, a floor plan that shows the subject tenant space of where the work will be done, the floor number (if applicable), and show the tenant's ingress/egress, tenant separation walls, doors, the subject unit number or suite number and the directly adjacent unit numbers or suite numbers (if applicable) and a north arrow. Addressing will provide you with a unit number or suite number (whichever is applicable) for the proposed occupied tenant space. The floor plans provided with the construction plans are required to have the approved unit numbers or suite numbers labeled and in the following manner: Suite # or Unit #. (Addressing Policy 2017-001)	Info Only
53.	Public Safety - Addressing Amy Curtis	(Prior to Building Permit Submittal- New Commercial Unit or Suite Numbers/Multiple Occupants) Additionally, if the following sheets are submitted with the permit package, the assigned building address and suite number or unit number of where the work will be done is required to be labeled on the cover sheet, existing floor plan, proposed floor plans, demolition plan, life safety plans and the site plan (example is within the title bar/sidebar) as applicable. Therefore, you will need to contact our office for suite numbers or unit numbers, prior to building permit submittal. If any part of the suite numbers or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. There are Building Department and Fire Department requirements that are in addition to Addressing requirements. Correspond with each department for requirements before submitting permits. (Addressing Policy 2017-001)	Info Only
54.	Public Safety - Addressing Amy Curtis	Comment On C3.3 Existing Conditions and Demolition Plan & C4.3 Site Plan please add the subject parcel number 12-20-29-300-0060-0000 within its boundary lines.	Unresolved

55.	Public Safety - Fire Marshal Matthew Maywald	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
56.	Public Safety - Fire Marshal Matthew Maywald	Please revise TRA to the following specs: Adequate turning radius does not appear to accommodate the emergency vehicles. 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
57.	Public Safety - Fire Marshal Matthew Maywald	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
58.	Public Safety - Fire Marshal Matthew Maywald	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

59.	Public Safety - Fire Marshal Matthew Maywald	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
60.	Public Safety - Fire Marshal Matthew Maywald	Exploded utility view calls out PIV and DDCVA. If DDCVA is the Fire POS a PIV prior to the DDCVA is NOT required. Just the DDCVA if it is only feeding the one building.	Unresolved
61.	Public Safety - Fire Marshal Matthew Maywald	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
62.	Public Safety - Fire Marshal Matthew Maywald	Please show location of FDC on the plans.	Unresolved
63.	Public Safety - Fire Marshal Matthew Maywald	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1. Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
64.	Public Safety - Fire Marshal Matthew Maywald	If utilizing existing hydrants, a flow test, not older than 12 months, shall be provided and in accordance with NFPA 291.	Unresolved
65.	Public Safety - Fire Marshal Matthew Maywald	The requirements below shall be on all site plans as notes for sprinklered 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 sprinklered 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). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Unresolved
66.	Public Safety - Fire Marshal Matthew	Additional comments may be generated based on resubmittal.	Unresolved

	Maywald		
67.	Public Works - Engineering Andrew Broxton	The additional exit to the southeast seems unnecessary and may pose a traffic hazard. Please consider removing this exit. Additional signage to make this right out only and prevent wrong way entry from the site entrance would be required.	Unresolved
68.	Public Works - Engineering Andrew Broxton	On C3.2, existing conditions and demolition plan, there is a large planter depicted that does not appear on the site plan. If the intention is to remove this planter, please state so on the sheet.	Unresolved
69.	Public Works - Engineering Andrew Broxton	On sheet C7.0, general construction details, the incorrect Florida Statute is referenced in the ADA parking detail. Refer to Transportation Detail T-19 of the Seminole County Public Works Engineering Manual.	Unresolved
70.	Public Works - Engineering Andrew Broxton	Please provide hydraulic analysis for proposed drainage system additions.	Unresolved
71.	Public Works - Engineering Andrew Broxton	Additional silt fencing will be required, particularly along the western side of the property detailed on sheet C3.3.	Unresolved
72.	Public Works - Engineering Andrew Broxton	Please provide location and detail of construction entrance.	Unresolved
73.	Public Works - Engineering Andrew Broxton	Staff has concerns with the longitudinal slope of the driveway and curb along the south side of the building. Please consider more aggressive grading to facilitate drainage.	Unresolved
74.	Public Works - Engineering Andrew Broxton	Code requires 15" minimum piping for all stormwater piping. Staff will accept at least 12" piping for roof drains if hydraulic analysis supports their use.	Unresolved
75.	Public Works - Engineering Andrew Broxton	Sidewalk along angled parking should be six foot wide at minimum to accommodate vehicle overhang.	Unresolved
76.	Public Works - Engineering Andrew Broxton	Several angled parking spaces are do not meet the requirements of the land development code. For 60-degree angled parking, isle length is required to be 22.3'. If the leading stripe is 23', then the parking isle is functionally only 17.25'. Please review and revise proposed new parking spaces to provide the required 20' effective depth or 18' with two feet of overhang over the sidewalk.	Unresolved
77.	Public Works - Engineering	Install additional curb ramps to facilitate access from all ADA spaces.	Unresolved

	Andrew Broxton		
78.	Public Works - Engineering Andrew Broxton	It is not clear if there is a truck well drain or if it connects to existing stormwater system. Please revise to show connection and details.	Unresolved
79.	Public Works - Engineering Andrew Broxton	Please provide semi movement plan to demonstrate access to proposed truck well.	Unresolved
80.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project based on the Land Use proposed (i.e., Fast Food Restaurant) and on the new net external trip generation anticipated for the site, to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov. The Applicant has provided the TIS Methodology and the outcome of the review is that some changes are required prior to approval. The requested changes are as follows: 1. Trig Generation: After the TMCs are collected, adjust the Trip Generation/Internal capture percentage based on ITE to correct it based on actual INs and OUTs to the site. 2. Trip Distribution: 1% of trips from the north of international Parkway seems unreasonable, please review. Adjustments made to Lake Mary Blvd do not add up (i.e. 45% and 42% to/from the east, east of International Parkway, but 70% west of International Parkway. The original 30% and 99% did not add to 100%. The reason for this is related to the RIRO driveway on Lake Mary Blvd. Add a couple of "Turn Prohibitors" at the model's access point on Lake Mary Blvd in order to not allow southbound left turn outs nor eastbound left turns in. Then, rerun the CFRPM v7 TDM and plot the distribution percentages by direction. 3. Project Access and Turn Lane Analysis:: Add to the analysis the potential need for a new Traffic Signal at the main access on International Parkway.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Planning and Development	Correction Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 ACurtis@seminolecountyfl.gov
Public Works - Impact Analysis	Corrections Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	No Review Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Building Division	Approved	Daniel Losada 407-665-7468 dlosada@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:
6/24/26	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Annie, James, Andrew, Amy, Arturo, Matthew

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