

**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](#).

<b>PROJECT NAME:</b>	<b>SR 46 COLLISION CENTER - PD FDP AS AN ENGINEERED SITE PLAN</b>	<b>PROJ #: 25-20500007</b>
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	5/07/25	
RELATED NAMES:	Z2025-09	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-19-30-5AC-0000-0920	
PROJECT DESCRIPTION	PROPOSED PD FINAL DEVELOPMENT AS AN ENGINEERED SITE PLAN FOR A COLLISION CENTER ON 11.64 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF W SR 46 AND HARVEST TIME RD	
NO OF ACRES	11.62	
BCC DISTRICT	5: HERR	
LOCATION	ON THE NORTHWEST CORNER OF W SR 46 AND HARVEST TIME RD	
FUTURE T LAND USE-	HIPTI	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
THOMAS DIXON FIRST TEAM COMMERCIAL LLC 1875 S ORLANDO AVE MAITLAND FL 32751 (321) 594-6771 TAD@DIXONCAP.COM	CHAD WISE KIMLEY-HORN & ASSOCIATES 12740 GRAN BAY PARKWAY W STE 2350 JACKSONVILLE FL 32258 (904) 544-7363 CHAD.WISE@KIMLEY-HORN.COM	

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

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

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

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

**State Permits that may be required:**

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

## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please ensure there are the correct number of plantings per 100 feet. On the East side buffer, the southern portion seems to be disproportionate in understory tree amount in terms of plant unit groups per 100 linear feet. There appears to be some sort of structure located in the buffer. Please clarify.	Unresolved
2.	Buffers and CPTED	Please provide water use zones on irrigation plans and please also state the water use zone on the landscape notes page. See SCLDC Sec. 30.14.18 for more information: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>	Unresolved
3.	Buffers and CPTED	Please provide a buffer on the west side of Lot 2. The buffer width calculated has an opacity of 0.1 and a width of 10 feet. Please see the SCLDC for more information <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.5STBUPEAD</a>	Unresolved
4.	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
5.	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
6.	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
7.	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
8.	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
9.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
10.	Natural Resources	Due to the Migratory Bird Act (1918), all site work must be performed between July and December, unless a waiver is obtained from the US Fish and Wildlife Service to disturb the Anhinga/Great White Heron rookery located on the island within the existing pond.	Info Only
11.	Natural Resources	Changemark: Ornamental grass selection Please replace the fountain grass with a Florida-Friendly species. Examples include lovegrass ( <i>Eragrostis</i> spp),	Unresolved

		bluestem grass (Andropogon spp), or cordgrass (Sporobolus spp).	
12.	Natural Resources	Tree fee Seminole County does not have a tree fee. Please remove this line from the table.	Unresolved
13.	Natural Resources	Tree mitigation fee Seminole County's tree mitigation fee is \$125 per caliper inch that is not planted on site, not \$75 per 2.5 caliper inches. Please correct this line on the table.	Unresolved
14.	Natural Resources	Please correct the tree replacement table to show all of the trees that will be removed as well as any trees saved on lot 1 and the stormwater tract. No credit for trees saved on lot 1 can be given as they will likely be removed in the future during the development of lot 2.	Unresolved
15.	Natural Resources	Please split the tree mitigation data into three groups: lot 1; lot 2; and the stormwater tract.	Unresolved
16.	Planning and Development	On the Overall Site Plan sheet under the Site Data table, please update the zoning to reflect the PD Zoning and Future Land Use.	Unresolved
17.	Planning and Development	On all the site plan sheets, please dimension all tracts and lot lines.	Unresolved
18.	Planning and Development	On the Overall Site Plan sheet, under the site data table, please label the lots/tracts as such as opposed to "Phase 1" and "Phase 2". Please also make a note in the Site Data referring to the project being accomplished in two phases.	Unresolved
19.	Planning and Development	Please show consistency between FDP/Final Engineering and the Final Plat. The Final Plat showed the stormwater pond entirely located on Lot 2 (phase 2 of the project). In order to count the stormwater pond as required open space, it has to be entirely located on the lot it is serving and will only serve as open space for that lot. Otherwise, it can be put into a tract to be used as common open space for both parcels with a property owner's association/agreement. Please also update the open space calculations in the Site Data table to reflect this.	Unresolved
20.	Planning and Development	On the either the Landscape sheet or Site Plan sheet, please demonstrate that the proposed EV charging equipment complies with the design criteria outlined under Sec. 30.11.5.6.	Unresolved
21.	Planning and Development	On the Site Plan sheets, please delineate and place call outs where the EV charging equipment is being located on site. and provide details on the Site Plan pages. Additional landscape screening may be required for mechanical equipment such as transformers associated with charging equipment, consistent with mechanical equipment screening requirements. Please see design standards per SCLDC Sec. 30.11.5.6 Design.	Unresolved
22.	Planning and Development	Additional comments may be generated upon resubmittal due to the nature of layout related comments.	Info Only
23.	Planning and Development	Is there a proposed tire storage area covered/enclosed? On the Site Plan sheet, please dimension this structure and provide details.	Unresolved

		Per Condition M in the Highway 46 Commercial Development Order: Outdoor storage of materials is prohibited per the Development Order.	
24.	Planning and Development	On the Site Plan sheets, please differentiate parking areas that are being utilized to meet required parking and vehicle storage. This should be indicated on the plan and in the Site Data parking breakdown.	Unresolved
25.	Planning and Development	On the Overall Site Plan sheet, under the Site Data table, please state the maximum and proposed Floor Area Ratio. Per the definitions section of the Introduction Element of the Comprehensive Plan, Floor Area Ratio (FAR) is based on net buildable area rather than gross site area.	Unresolved
26.	Planning and Development	On the Overall Site Plan sheet, under the Site Data table, please state the maximum building height and the proposed building height.	Unresolved
27.	Planning and Development	On the Overall Site Plan sheet, under the Site Data table, please provide the total net buildable acreage.	Unresolved
28.	Planning and Development	On the Overall Site Plan sheet, under the Site Data table, please be specific about the intended use under the "Proposed Use".	Unresolved
29.	Planning and Development	On the Overall Site Plan sheet, Please differentiate between the provided parking and the spaces used for vehicle storage in the parking calculation. The spaces that are being provided for actual parking should adhere to the 80/20 ratio.  Per Sec. 30.11.6 (b) - Up to eighty (80) percent of parking spaces provided may have a minimum width of nine feet (9), and a minimum length of eighteen feet (18). A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum width of ten (10) feet and a minimum length of twenty (20) feet.	Unresolved
30.	Planning and Development	On the Overall Site Plan sheet under the site data, please place a note that states the proposed development will comply with Development Order #24-20500014 and the Developer's Commitment Agreement #25-20500007.	Unresolved
31.	Planning and Development	On the Overall Site Plan sheet, please revise the proposed use to state each specific use that is being proposed for Phase 1.	
32.	Planning and Development	On the Overall Site Plan sheet, please dimension the building.	Unresolved
33.	Planning and Development	On the site plan sheets, please dimension the building setbacks from the building to the perimeter property boundary lines. These building setback lines should be dimensioned with a line from the shortest distance at a right angle.	Unresolved
34.	Planning and Development	On the Overall Site Plan sheet under the site data table, please provide the proposed setbacks (for example, the required building setback is fifty (50) feet on the south side, but the proposed building setback is ninety-eight (98) feet.	Unresolved
35.	Planning and Development	On the Overall Landscape page there is a utility pad of some sort denoted in the southmost portion of the east buffer. Please clarify what this is on the Site Plan page/s.	Unresolved
36.	Planning and Development	Is there a powerline easement on the east side? Per SCLDC Sec. 40.53, All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-	Unresolved

		way, and building setback lines, if different than those specified by the zoning regulations) should be delineated on the Site Plan page/s.	
37.	Planning and Development	On behalf of the City of Sanford Utilities, "If there will be ANY type of mechanical repairs (including fleet maintenance) and/or vehicle/equipment washing and/or the potential for employees to come in contact with petroleum products onsite, an appropriately sized oil water separator(s) will be required. All sand traps, trench drains, floor sinks and/or employee hand washing sinks must connect to the oil water separator(s). Please contact Hope Duncan at 407-688-5000 x 5512 or duncanh@sanfordfl.gov with any questions"	Info Only
38.	Planning and Development	Please provide utility approval letter from the City of Sanford.	Unresolved
39.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.  Please show amenities for the stormwater pond.	Unresolved
40.	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
41.	Public Safety - Addressing	POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
42.	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
43.	Public Safety - Addressing	(POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress,	Info Only

		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.	
44.	Public Safety - Addressing	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5 (8)(d)	Info Only
45.	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
46.	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
47.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) (ADDRESS ASSIGNMENT) The existing address on the property, parcel 16-19-30-5AC-0000-0920 is 3550 W SR 46, Sanford, FL 32771. Please contact the E911 Administration, Addressing Office by email: <a href="mailto:addressing@seminolecountyfl.gov">addressing@seminolecountyfl.gov</a> after demolition of the structure and we will remove the address from our database. Please ensure this address is not labeled on ANY of the plan sheets or Commercial Drawings. This address will not be used for the new commercial structure.	Info Only
48.	Public Safety - Addressing	(Development Name) The facility name S.R. COLLISION CENTER is approved for use; however, this is similar to the comments regarding S.R. COMMERCIAL plat. If the signage proposes the business names, that will be ok. If the signage will ever have the complex, plaza name, that name must match the site plan. If you foresee the site plan name displayed on signage in the future and you would not like for S.R. 46 COLLISION CENTER to be the name on the signage, we can review another name via the site plan review in preparation. You could submit names for review and approval. The approved name is required to be on the site plan drawings. If you do not foresee a name on the signage in the future, we will approve S.R. 46 COLLISION CENTER for this site plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email: <a href="mailto:addressing@seminolecountyfl.gov">addressing@seminolecountyfl.gov</a> ). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with	Info Only

		project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan	
49.	Public Safety - Addressing	The addresses will be assigned in conjunction with a building permit and released after the permit is issued.	Info Only
50.	Public Safety - Addressing	Add the street name Harvest Time Drive to C4.2 & C4.4 Site Plan.	Unresolved
51.	Public Safety - Addressing	Add the street name West SR 46 to C4.3 & C4.4 Site Plan.	Unresolved
52.	Public Safety - Addressing	On the Cover Sheet C0.0 within the Aerial Photograph please add the directions W to West SR 46.	Unresolved
53.	Public Safety - Addressing	(Prior to Building Permit Submittal- UNIT NUMBERS/MULTIPLE OCCUPANTS) Approved sites with multiple occupants are required to coordinate individual addressing, prior to submittal of building permits. You will need to submit to our office the floor plan for every occupied tenant space on every floor, showing each tenants ingress/egress, walls, doors, street names, north arrow and site location layout. Addressing will provide you the proposed unit numbers for each occupied tenant space, which are to be labeled on the construction plans as unit or suite #. We will ask that the adjacent unit or suite # is labeled as well. The submitted floor/construction plans submitted to the Building Department during permit application, will require the correct building address and unit numbers for every floor of the proposed structure. If any part of the building address or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. (Addressing Policy)	Info Only
54.	Public Safety - Addressing	On plan sheet C3.2 Existing Conditions and Demolition Plan, please add Harvest Time Drive. On plan sheet C3.4 Existing Conditions and Demolition Plan, please add West SR 46.	Unresolved
55.	Public Safety - Fire Marshal	Please separate the fire truck and regular vehicle turning radius analysis. Also please provide the turning radius to circle the building to ensure the truck can enter and leave the site from both accesses.	Unresolved
56.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.	Unresolved

		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.	
57.	Public Safety - Fire Marshal	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
58.	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
59.	Public Safety - Fire Marshal	Please clarify width of gate. If gate is electric a knox key switch and SOS shall be provided. If manual, a knox pad lock shall be provided.	Unresolved
60.	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
61.	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). 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
62.	Public Safety - Fire Marshal	Separate permit and review required for the installation of the private fire mains by a licensed class 5 minimum contractor.	Unresolved
63.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal,	Unresolved
64.	Public Works - County Surveyor	The attached boundary does not match the proposed Plat which indicates that there may be unvacated right of way through the property to perhaps include the area of the building. There are major concerns based on what they own the boundary the old plat and the new plat that must be resolved prior to approval of the site plan.	Unresolved
65.	Public Works - Engineering	Dewatering information is required to be shown on the plans due to the amount of work that is needed to be done. Additional information is required around the outfall structure. Turbidity barrier and other measures are needed to ensure that no turbid water leaves the site. Show required information.	Unresolved



66.	Public Works - Engineering	Provide additional information on the site plan about the pond. Show berm width, pond dimensions etc. The section is not sufficient.	Unresolved
67.	Public Works - Engineering	Grading into the public ROW is not allowed. Please show return to natural grade at the property line. Minor grading for filling the swale to a flat slope would be allowed. Revise accordingly.	Unresolved
68.	Public Works - Engineering	The sidewalk on Harvest Time Drive needs to be 6' wide to be on the curb. Revise accordingly.	Unresolved
69.	Public Works - Engineering	The top of pond is elevation 26 not elevation 25 as stated in the section. The section shows elevation 26' but states elevation 25' in the text. Please revise reference.	Unresolved
70.	Public Works - Engineering	Adjust the tie-in on sheet C5.1 at the southwest corner of the pond to tie the elevation 26' into the side lot grading then show the break and then the elevation to the elevation 25.5' for the lot 2 connection to the pond.	Unresolved
71.	Public Works - Engineering	The mass grading on lot 2 should get the drainage to the pond or be left natural. The way it is graded there will be about 1.5' of storage on that lot. Please adjust the grading to get to the pond for the area being filled in. If the remainder of lot 2 is left natural no storage would be required at this time.	Unresolved
72.	Public Works - Engineering	Provide appropriate end of road signage for the future connection to lot 2.	Unresolved
73.	Public Works - Engineering	Revise the inbound and outbound Radii to 50' inbound and 35' outbound for all roadway connections. If FDOT does not want it that wide let us know but a right turn lane may be required to get traffic safely into the site.	Unresolved
74.	Public Works - Engineering	Please verify and update all references in the plans. The legend sheet C4.0 references C7.0 and the information is on C8.0. Verify and revise all detail and other references.	Unresolved
75.	Public Works - Engineering	The motorized Gate does not seem to be shown correctly on the road. Please revise and adjust accordingly.	Unresolved
76.	Public Works - Engineering	The fire truck path goes through the motorized gate. Please show appropriate emergency opening mechanism on the plans. Please show it on the C7.0 and the appropriate C4.0 and C4.2.	Unresolved
77.	Public Works - Engineering	What is the pipe size between MES2 and MES3? Please label pipe.	Unresolved
78.	Public Works - Engineering	Please provide a 15' x 15' corner clip at the corner of SR46 and Harvest Time Drive. Please provide a 25' half ROW along Harvest Time Drive if it does not exist.	Unresolved
79.	Public Works - Engineering	Open Cut of the County Road is not allowed unless there is no other option. The water and reuse are required to be directional drilled. The sewer connection has to be in the road so it can be open cut.	Unresolved
80.	Public Works - Engineering	The water and reuse valves need to be out of the ROW and meet clear zone requirements. Unless they are underground they cannot be as shown.	Unresolved
81.	Public Works - Engineering	Provide conflict separation information at all stormwater and gravity sewer crossings. See Sheet C6.4.	Unresolved
82.	Public Works - Engineering	Staff has concerns with the outfall Boundary stages. Please get the new basin study and get justification that the flows are as short as shown. These pipes could flow for much longer	Unresolved

		than shown. Otherwise get a clear outfall for the pipes and model the tailwater to there.	
83.	Public Works - Engineering	Please raise the skimmer to at least 6" over the peak stage to the 100-year storm. To elevation 25' would be acceptable.	Unresolved
84.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the County's 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. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

**AGENCY/DEPARTMENT CONTACT 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	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-4368	Review Complete Recommend Approval
Public Safety-Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	No Review Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
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	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	Corrections Required
Public Works-County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
6/26/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Jim Potter, Sarah Harttung, Amy Curtis, Matthew Maywald, Ray Phillips, William Wharton

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.shtml>

**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	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>