

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

Comment Document – Initial Submittal

PROJECT NAME:	SEMINOLE SCIENCE SCHOOL EXPANSION - SSFLU AND PD REZONE	PROJ #: 24-20500006
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	6/24/24	
RELATED NAMES:	Z2024-013; 06.24SS.01	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-20-30-300-022F-0000++	
PROJECT DESCRIPTION:	PROPOSED SMALL SCALE FUTURE LAND USE AMENDMENT FROM LDR/MXD TO PD AND PD REZONE FROM A-1/C-2 TO PD FOR A SCHOOL EXPANSION ON 7.81 ACRES LOCATED ON THE NORTHWEST CORNER OF N US HWY 17-92 AND N RONALD REAGAN BLVD	
NO OF ACRES:	7.81	
BCC DISTRICT:	4-AMY LOCKHART	
LOCATION:	ON THE NORTHWEST CORNER OF N US HWY 17-92 AND N RONALD REAGAN BLVD	
APPLICANT:	CONSULTANT:	
YALCIN AKIN DISCOVERY EDUCATION HOLDINGS 2427 LYNX LANE ORLANDO FL 32804 (407) 299-6595 AKIN@ORLANDOSCIENCE.ORG	TY MAXEY SUMMIT CONSTRUCTION 421 S SUMMERLIN AVE ORLANDO FL 32801 (813) 805-7300 TY.MAXEY@SUMMITCMGROUP.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.

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	Please indicate the proposed buffer opacities on the MDP. The required opacities are shown in a PDF in the resources folder in ePlan.	Unresolved
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13. Add a note on the plan referencing this section will be complied with.	Unresolved
4.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section. Add a note on the plan referencing this section will be complied with.	Unresolved
5.	Buffers and CPTED	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3 - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Unresolved
6.	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
7.	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
8.	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
9.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
10.	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	Info Only

		permits.	
11.	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
12.	Comprehensive Planning	Please list the maximum allowed FAR. Since a Future Land Use Amendment is proposed, applicant must state the maximum proposed vs currently proposed.	Unresolved
13.	Comprehensive Planning	Provide a brief narrative explaining changes in the character of the area and/or development trends surrounding the subject property that support the need for a change in future land use designation.	Unresolved
14.	Environmental Services	Seminole County will be the water/sewer service provider for this development. We have no issues with the proposed rezone. No further review required at this time.	Info Only
15.	FLU Traffic Study Review	When submitting the application for the Rezone/Future Land Use Amendment, on the Master Development Plan, provide a trip generation table for the proposed development program for the daily, AM and PM peak hour periods based on the latest edition of the Institute of Transportation Engineers' Trip Generation Manual.	Unresolved
16.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
17.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
18.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along	Info Only

		with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	
19.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
20.	Natural Resources	To cover the cost of replacing the trees, including materials and labor, fees will be paid into the Arbor Trust Fund and are established at a rate per caliper inch of \$125.00. Trees removed without a permit or destroyed or which received major damage in violation of Chapter 60 will require a replacement fee two (2) times the fee established above. SCLDC 60.7(g)	Info Only
21.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
22.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
23.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
24.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
25.	Natural Resources	All preserved trees 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)	Info Only

26.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
27.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
28.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
29.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
30.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
31.	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
32.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
33.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC	Info Only

		60.10(a)(2)	
34.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
35.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
36.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. This may be accomplished by indicating proposed areas where trees will be saved. SCLDC 30.8.5.3(c)	Unresolved
37.	Planning and Development	Please provide a separate legal description of the property in a PDF document.	Unresolved
38.	Planning and Development	On the MDP, please provide under the permitted uses a complete list of all school grades that will be proposed within this school.	Unresolved
39.	Planning and Development	<p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <p>Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.5.3 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</p>	Unresolved
40.	Planning and Development	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/34</p>	Resolved

		23/urll/Public-Notice-Amendment-Procedures.pdf	
41.	Planning and Development	Please provide the dimension of all the boundary lines on the Master Development Plan.	Unresolved
42.	Planning and Development	PD (Planned Development) zoning within the Planned Development land use designation must be accompanied by a site/master plan as set forth in the Land Development Code. Such plans shall address compatibility with adjacent uses through, at a minimum, buffering, setbacks, lighting, building heights, multimodal connectivity, and creative site design features where needed (such as lot sizes on perimeters that are comparable to lot sizes in adjacent residential developments) to ensure such compatibility.	Info Only
43.	Planning and Development	Please state on the MDP, the maximum Floor Area Ratio (F.A.R.) that is proposed for the development.	Unresolved
44.	Planning and Development	Dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards. https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT64OREPALOLARE_S30.1233MIDEST	Info Only
45.	Planning and Development	Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. – Outdoor Lighting Requirements. https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT64OREPALOLARE_S30.1234OULIRE	Info Only
46.	Planning and Development	Per SCLDC Sec. 30.443 Review Criteria - PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits may include natural resource preservation, urban design, crime prevention, neighborhood/community amenities, and a general level of development quality. The PD Master Development Plan and Development Order shall define the overall intent of the PD, including but not limited to, permitted and prohibited uses; the maximum density or intensity; access points; building setbacks; and buffers.	Info Only
47.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board	Info Only

		of County Commissioners.	
48.	Planning and Development	<p>Per Sec. 30.8.5.11 (d) - Commonly Accessible Open space. Open space area requirements for planned developments shall be provided as indicated below, and unless otherwise stated within the master development plan or PD development order, shall meet the criteria of Section 30.14.2.</p> <p>(1) Minimum twenty-five (25) percent of net buildable acres shall be designed as commonly accessible open space, which shall be included as a part of total open space requirements.</p> <p>2) Open Space may be provided in multiple locations however each location must be:</p> <p>a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.</p> <p>b. Not less than 0.25 contiguous acres.</p> <p>c. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.</p> <p>(3) Required sidewalks may be incorporated into the park areas as ADA-compliant pathways subject to Crime Prevention Through Environmental Design (CPTED) design principles (pathways should not be obscured behind hedges, utility structures, or other large objects).</p> <p>(4) Stormwater ponds must be amenitized as follows:</p> <p>a. Stormwater ponds must be open to the community and not fenced.</p> <p>b. Fifty (50) of pond frontage must be open to streets or parks. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk.</p> <p>c. Landscaped areas must comply with the provisions of</p>	Unresolved

		Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements). Please make sure to show these open space requirements on the MDP.	
49.	Planning and Development	Is there already a cross access easement established between the proposed development and parcel 22-20-30-516-0C00-0000? If there is please place the OR book and page number, if there is not, please place a note on the master development plan stating that one will be established at the time of Final Engineering.	Unresolved
50.	Planning and Development	On the MDP, please place a note stating that an interlocal agreement between Seminole County and City of Lake Mary will be provided at the time of the PD Rezone and SSFLUMA.	Unresolved
51.	Planning and Development	A legal work request for an interlocal agreement was submitted on 7/15/24.	Info Only
52.	Planning and Development	Please show on the MDP, where the five (5) foot concrete sidewalk connection is being proposed that dead ends. Can the Applicant reconfigure the walkway to provide a pathway along the proposed internal roadway connection up to the existing school for safety purposes. Please revise accordingly.	Unresolved
53.	Planning and Development	On the MDP under the site data, please provide the parcel numbers.	Unresolved
54.	Planning and Development	On the MDP, please list the property owner, consultant, engineer, utility providers, and legal description.	Unresolved
55.	Planning and Development	On the MDP, please clearly show the adjacent uncut rights of way called North Road that is being shown on the boundary survey.	Unresolved
56.	Planning and Development	On the MDP, please revise the off-street parking to state the new parking requirements: Education: Daycare, Preschool, and Kindergarten - 1 space/employee; Elementary and Middle - 1.75 spaces / classroom; High School and Above - 5 spaces / classroom.	Unresolved
57.	Planning and Development	On the MDP under the site data, please provide a net buildable calculation if there are any wetlands or floodplain on site.	Unresolved
58.	Planning and Development	On the MDP, please provide analysis impact table for traffic, water, sewer, and utility impacts.	Unresolved

59.	Planning and Development	On the MDP, please place a note on the plan that states, "Mechanical Units will be screened per the Seminole County Land Development Code".	Unresolved
60.	Planning and Development	On the MDP, please place a note on the plan that states, "The developer will provide an internal pedestrian circulation system giving access to all portions of the development".	Unresolved
61.	Planning and Development	On the MDP under the site data, please provide the hours of operation.	Unresolved
62.	Planning and Development	On the MDP, please place a note that states: "Utility lines will be designed to meet Seminole County requirements".	Unresolved
63.	Planning and Development	On the MDP, please place a note that states: "Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way".	Unresolved
64.	Planning and Development	On the MDP, please place a note that states: "All project signage shall comply with the Seminole County Land Development Code".	Unresolved
65.	Planning and Development	On the MDP, please place a note that states: "Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.1233 – Miscellaneous design standards".	Unresolved
66.	Planning and Development	On the MDP, please place a note on the plan that states that outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification.	Unresolved
67.	Planning and Development	On the MDP, please place the minimum bicycle long term bicycle parking space requirements to state: Day Care, Preschool, and Kindergarten - 1:5 classrooms, Elementary, Middle, and High - 3:1 classroom, and please place a note on the plans that the long term bicycle parking will be covered.	Unresolved
68.	Planning and Development	Per Sec. 30.11.7.3 (a)(2) - Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures.	Info Only

69.	Planning and Development	On the master development plan, please place a note on the plan that states: " Outdoor lighting requirements shall complete with Part 15 of the Seminole County Land Development Code.	Unresolved
70.	Planning and Development	Per Sec. 30.15.3 - Light Fixture requirements: All light fixtures must conform to the following regulations: (a) All fixtures, including security lighting, must be cutoff fixtures. (b) All fixtures must be incorporated into the building or site as an integrated design element through the use of common or complementary style, material, and color. (c) Fixtures may not be tilted towards adjacent properties. (d) Sag lenses, convex lenses, and drop lenses are prohibited. (e) Floodlighting is prohibited except for non-retail industrial uses where the floodlights internal to the site and cannot be seen form adjacent public right-of-way and neighboring residential uses or zoning district.	Info Only
71.	Planning and Development	Please provide a seperate written description of what type of lighting, height of the light poles, and the location of the lighting will be in a seperate narrative.	Unresolved
72.	Planning and Development	Per Sec. 30.8.5.3 (c) - In addition, any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	Info Only
73.	Planning and Development	Per Sec. 30.8.5.3 (d) - Please provide a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.	Unresolved
74.	Planning and Development	Per Sec. 30.5.3 Review Criteria- Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code,	Info Only

		and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.	
75.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
76.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
77.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
78.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1. The side/rear does not currently meet this requirement, which also does not meet hose lay requirements. Please revise roads as well as the turning radius analysis to meet these requirements.	Info Only
79.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: <ol style="list-style-type: none"> 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in 	Info Only

		<p>accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>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.</p> <p>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>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"</p>	
80.	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	Info Only
81.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
82.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1) Hose lay is measure from fire department access road around the structure.	Info Only
83.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Info Only
84.	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)	Info Only
85.	Public Safety - Fire Marshal	Please revise turning radius analysis to meet the following truck specs. * Turning radius analysis based	Info Only

		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: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in. The one provided was incorrect truck sizing. This also shows the truck heavily encroaching into the opposing traffic lane when entering/exiting the site.	
86.	Public Safety - Fire Marshal	Additional comments may be generated based on actual site plan submittal.	Info Only
87.	Public Works - Engineering	A right turn lane may be required off of Ronald Reagan Boulevard if determined needed by the traffic study and Public Works for safety reasons. Please provide a note on the plans stating that both accesses will be evaluated with a traffic study and alternate traffic access considerations may be needed if determined necessary at final engineering.	Unresolved
88.	Public Works – Engineering	Please add a note to the plan that states the development will meet the stormwater requirements of Seminole County and SJRWMD.	Unresolved
89.	Public Works – Engineering	There appears to be a small area of flood plains on the site. It is below elevation 40' Volumetric compensation is required for all flood plain impacts. Please show the flood plains on the plans and add a note that any flood plain impacts will be mitigated. Please show the flood area on the plan and add a note that it will be mitigated at final engineering.	Unresolved
90.	Public Works – Engineering	There is some concern with the cross-access connection from the existing site to the north. There is about 100' in before a left turn is needed across 2 outbound right turns lanes. This could cause queuing out onto US 17-92. Please provide a note on the plans stating that both accesses will be evaluated with a traffic study and alternate traffic access considerations may be needed if determined necessary at final engineering.	Unresolved
91.	Public Works - Impact Analysis	Revisions are required to the traffic analysis report. Staff comments to be sent to the traffic consultant.	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
Public Works - Engineering	Correction Required	Jim Potter jpotter@seminolecountyfl.gov 407-665-5764
Public Works - Impact Analysis	Corrections Required	William Wharton bwharton@seminolecountyfl.gov 407-665-5730
Planning and Development	Corrections Required	Annie Sillaway asillaway@seminolecountyfl.gov 407-65-7936
Comprehensive Planning	Corrections Required	Maya Athanas mathanas@seminolecountyfl.gov 407-665-7388
Buffers and CPTED	Corrections Required	Maya Athanas
Natural Resources	Corrections Required	Sarah Harttung sharttung@seminolecountyfl.gov 407-665-7391
Public Safety - Fire Marshal	Approved	Matthew Maywald mmaywald@seminolecountyfl.gov 407-665-5177
Environmental Services	Approved	James Van Alstine jvanalstine@seminolecountyfl.gov 407-665-2014
FLU Traffic Study Review	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecounnyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm jhamm@seminolecounnyfl.gov 407-665-7468

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
7/25/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Sarah, Maya, William, Jim
<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: Major Review (3+ reviewers remaining) – 50% of original application fee 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.stml</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

