

Document date:

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), **please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 02/03/2023**, in order to place you on the Wednesday, 02/08/2023 meeting agenda.

**MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.**

The DRC Agenda can be found [HERE](#).

<b>PROJECT NAME:</b>	<b>LAKE MILLS PARK BOARDWALK REPLACEMENT – PRE- APPLICATION</b>	<b>ROJ #: 23-8000007</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/19/23	
RELATED NAMES:	EP CARL KELLY	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	28-21-32-503-0B00-0030	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A REPLACEMENT BOARDWALK ON 39.57 ACRES IN THE R-1 ZONING DISTRICT	
NO OF ACRES	39.57	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	R-1	
LOCATION	NORTHEAST OF TROPICAL AVENUE AND LAKE MILLS ROAD	
FUTURE LAND USE	REC	
SEWER UTILITY	FLORIDA GOVT UTILITY AUTH	
WATER UTILITY	FLORIDA GOVT UTILITY AUTH	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
CARL KELLY 100 EAST 1ST STREET SANFORD FL 32771 (407) 665-2906		

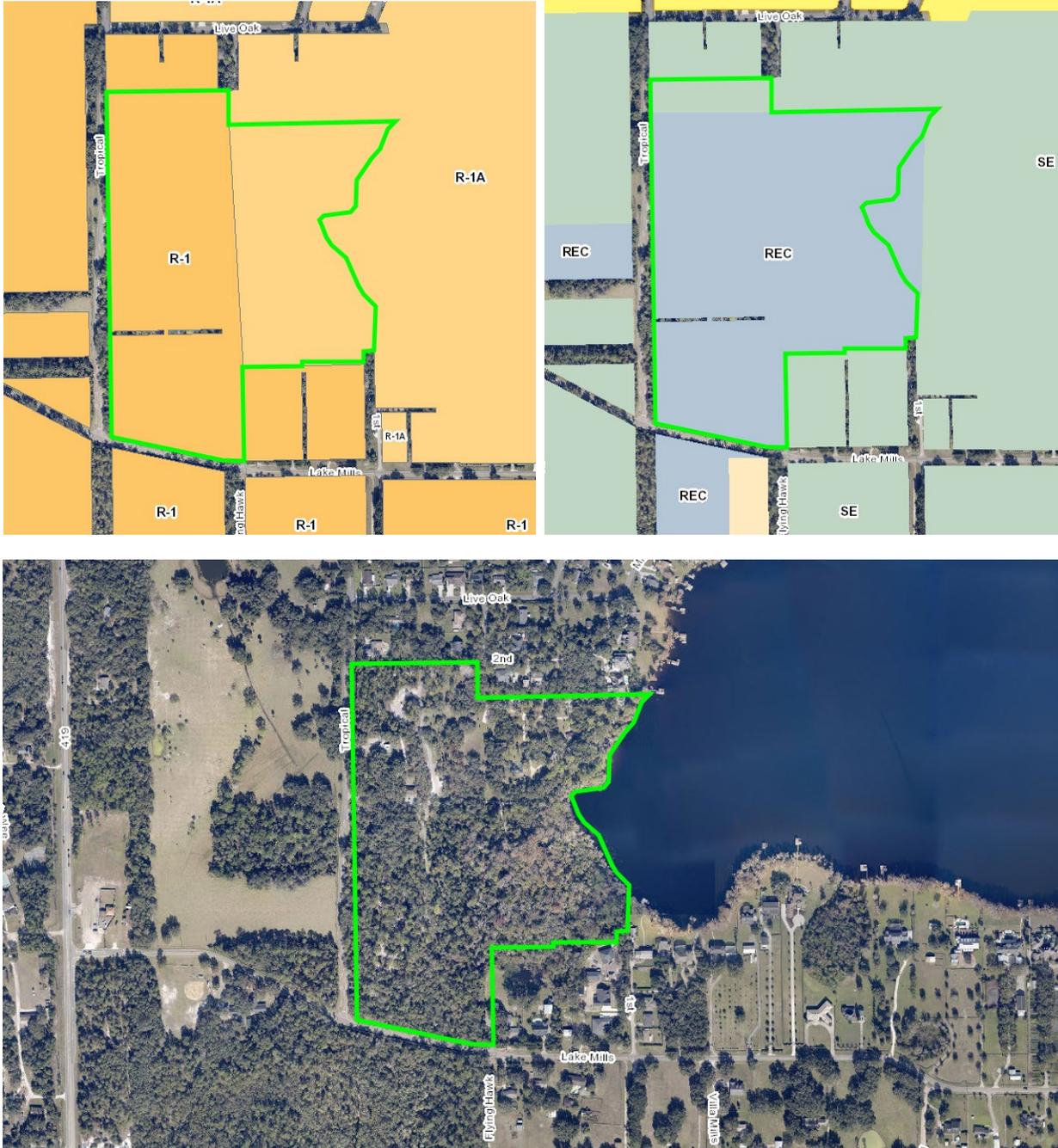
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

After reviewing the proposed project, staff has determined a small site plan is required in accordance with Chapter 40 (Site Plan Approval) of the Seminole County Land Development Code. On the site plan, please show the hard surface accessible route that is required from the nearest ADA parking to the boardwalk entrance and show location of paved ADA parking spaces. Staff also highly recommends a 3-foot height for the boardwalk.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment	Status
1	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and it will have specific fire and life safety requirements as defined in FAC 69A	Informational
2	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1 (2018).	Informational
3	Public Safety - Fire Marshal	20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (2018 edition).	Informational
4	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Informational
5	Planning and Development	The proposed use is permitted in current Zoning District designation.	Informational
6	Natural Resources	Consider raising the boardwalk to a minimum of 3 feet above the wetland as opposed to a 2-foot minimum to allow for vertical cypress knee growth. Several cypress knees have depressed tops along the path of the former boardwalk.	Informational
7	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
8	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
9	Building Division	(ADVISORY) For building permitting the structural notes shall reference ASCE 7-16 and the live load shall be in accordance with the 2020FBC T-1607.1.	Informational
10	Building Division	The board walk shall be in full compliance with the 2020FBC Accessibility for walking surfaces including edge protection 405.9.1, 405.9.2and for all aspects of ramps if applicable. These are just advisory comments and by no means a complete building review.	Informational

11	Public Works - Engineering	No issues noted for drainage and traffic if the boardwalk is to be removed and replaced.	Informational
12	Planning and Development	The site plan must identify the location of ADA parking spaces and the distance from them to the beginning of the boardwalk.	Informational
13	Planning and Development	A small site plan review is required. Please indicate square footage of impervious area added to the site due to the required ADA hard surface.	Informational

### 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	Reviewer	Email	Status	Reviewer Comments
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	(407) 665-5764
Planning and Development	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	No Review Required	(407) 665-7398
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	No Review Required	(407) 665-7388
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	(407) 665-7391
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	(407) 665-2040
Public Safety - Fire Marshal	Brenda Paz	Bpaz@seminolecountyfl.gov	Review Complete	(407) 665-7061
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	(407) 665-5730
Public Works - Water Quality	Thomas Calhoun	tcalhoun@seminolecountyfl.gov	Review Complete	(407) 665-2459
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	Please see informational checklist items. Tony Coleman, (407) 665-7581

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

### **Seminole County Comprehensive Plan:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

### **Development Services:**

<http://www.seminolecountyfl.gov/departments-services/development-services/>

### **Wekiva Consistency form:**

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

### **Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

### **Seminole County Wetland Information:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

### **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>