

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

PROJECT NAME:	SANFORD AVENUE - PRE-APPLICATION	PROJ #: 23-80000025
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/15/23	
RELATED NAMES:	EP BOB SENDGIKOSKI	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	07-21-30-507-0000-0070	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A HABITAT FOR HUMANITY SINGLE-FAMILY HOME ON 0.37 ACRES IN THE R-1 ZONING DISTRICT LOCATED SOUTHEAST OF BLAKE STREET AND SANFORD AVENUE	
NO OF ACRES	.37	
BCC DISTRICT	4-AMY LOCKHART	
CURRENT ZONING	R-1	
LOCATION	SOUTHEAST OF BLAKE STREET AND SANFORD AVENUE	
FUTURE LAND USE-	PUBC	
SEWER UTILITY	N/A	
WATER UTILITY	ALTAMONTE	
APPLICANT:	CONSULTANT:	
BOB SENDGIKOSKI HABITAT FOR HUMANITY P.O. BOX 181010 CASSELBERRY FL 32718 (309) 740-5349 CONSTRUCTION@HABITAT-SA.ORG	MARIE REGAN REGAN PLANNING & PERMITS 2914 PICKFAIR ST ORLANDO FL 32803 (321) 806-1186 REGANPLANNING@GMAIL.COM	

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

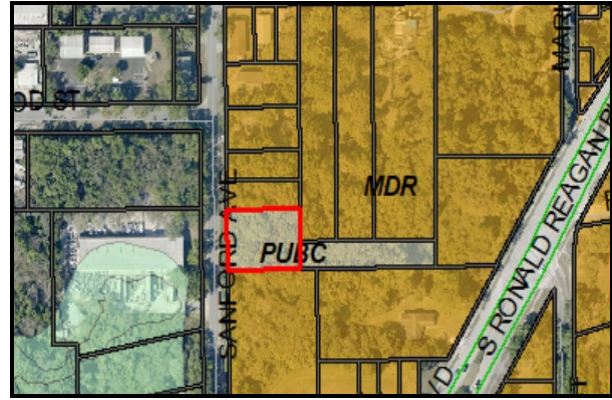
The use of the subject site appears to have been slated for capital improvement projects for Public Works. Please coordinate with Trisha Smith 407-665-5609 for specific details on this subject property.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	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
2.	Natural Resources	Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22	Informational
3.	Natural Resources	An arbor permit will be issued along with the building permit for the structure. Link to the form: https://www.seminolecountyfl.gov/core/fileparse.php/3248/urlt/ApplicationforTreeRemoval7-25-19.pdf	Informational
4.	Natural Resources	Instructions for the arbor permit 1. Download the form from the link above and fill it out. 2. With a copy of your site plan, mark the location, diameter, and species of the trees in and around the building envelope. This may be done by hand. a. The building envelope includes the areas on which the home, driveway, and utilities (including septic) will be placed. 3. Indicate (by color or with an X) which trees will be removed. Before a certificate of occupancy is issued, only trees within the building envelope may be removed without requiring replacement of removed trees. 4. Submit both files to ePlan under the Application Documents folder or include both files as printouts in your paper application packet.	Informational

5.	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 18.2.3.4 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width	Informational
6.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition. When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED) Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons. The angle of approach and departure for fire department access roads shall not exceed 1 foot drop in 20 feet. (NFPA 1, 18.2.3)	Informational
7.	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 (Section 18.2.3.2.2 NFPA 1).	Informational
8.	Public Safety - Fire Marshal	New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5.3 (NFPA 1 2018 Edition). Verify compliance with table 18.5.4.3 of NFPA 1, 2018 ED, for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants. Provide the required needed fire flow calculations in accordance with Section 18.5 / table 18.5.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants.	Informational
9.	Public Safety - Fire Marshal	NFPA 1, CH 18, 18.5.1.5 Where fire department access roads are provided with median dividers incapable of being crossed by fire apparatus, or where fire department access roads have traffic count of more than 30,000 vehicles per day, hydrants shall be placed on both sides of the fire department access roads on an alternating basis, and the distances specified by Section 18.5 shall be measured independently of the hydrants on the opposite side of the fire department access road.	Informational

10.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as noted:</p> <p>1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>2) A second entrance/exit might be required per the AHJ if the response time for emergency is exceeded. (FFPA1, CH 18, 18.2.3.3 Multiple access roads).</p> <p>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).</p> <p>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).</p> <p>5) Fire flow testing shall be performed in 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 212 in. NFPA 1, 18.5.7.7) Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)</p>	Informational
11.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
12.	Comprehensive Planning	The Future Land Use (FLU) is Public/Quasi-Public-County Owned (PUBC). This FLU does not permit single family housing.	Informational
13.	Comprehensive Planning	The subject property is in the East Altamonte Target Area. The County shall continue to administer Community Development Block Grant (CDBG) funded programs for target areas.	Informational
14.	Comprehensive Planning	Policy 10.1 Affordable and Workforce Housing Density Bonuses: Provides density incentives on a sliding scale based upon the percent of units priced for low and very low income households provided on the development site; Allows reduced lot sizes, reduced open space requirements for shared community recreational amenities, reduced setbacks or build-to lines, zero-lot line as well as clustered developments;	Informational
15.	Public Works - Engineering	This is a parcel that appears to have been slated for a capital improvement project for Public Works. Please coordinate with Trisha Smith 407-665-5609 for specific details.	Informational

16.	Planning and Development	A resolution was approved by the Board of County Commissioners on September 22, 1981, for the subject site. The resolution determined needs of easements, rights-of-way and retention/detention facilities for the proper control and management of storm water runoff.	Informational
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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 Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Public Works - Engineering	Jennifer Goff	jpgoff@seminolecountyfl.gov	Review Complete	Jennifer Goff 407-665-7336
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	No Review Required	(407) 665-7388
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	Phone: 407-665-7391
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936

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

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