

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

Comment Document – Initial Submittal

PROJECT NAME:	MIDWAY PARK PLAYGROUND- SITE PLAN	PROJ #: 22-06000058
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	11/18/22	
RELATED NAMES:	EP JOHN FITZGERALD	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	32-19-31-507-0G00-021B	
PROJECT DESCRIPTION	NEW PLAYGROUND EQUIPMENT	
NO OF ACRES	1.23	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	R-1	
LOCATION	NE OF HURSTON AVE AND E 20TH ST	
FUTURE LAND USE	PUBC	
SEWER UTILITY	MIDWAY CANAAN UTILITIES	
WATER UTILITY	MIDWAY CANAAN UTILITIES	
APPLICANT:	CONSULTANT:	
JOHN FITZGERALD PO BOX 655 SANFORD FL 32772 (407) 318-6442 PLAYGROUNDPERMIT@GMAIL.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 site 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/urlit/ePlanApplicantUserGuide.pdf>

AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment	Status
1	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
2	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3	Buffers and CPTED	The Seminole County Tree Fund may be used for landscaping requirements.	Informational
4	Buffers and CPTED	Based on best available information, staff determined a 0.1 opacity buffer may be required on the west boundary. Please include a table that indicates the number, type and size of plants proposed and show their location on the site plan.	Not Met
5	Buffers and CPTED	Please indicate the number, species, and location of existing trees on site.	Not Met
6	Buffers and CPTED	Parking lot landscaping is required in accordance with SCLDC Sec. 30. 1292. Please include the number of proposed canopy or understory trees to satisfy this. Show location of plantings on drawing.	Not Met
7	Building Division	All structures that are required to be accessible per the 7th ED (2020) 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.	Informational
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 7th 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.	Informational
9	Natural Resources	All replacement trees shall be Florida Nursery grade Number 1 or better. SCLDC 60.23(b)	Informational

10	Natural Resources	All replacement trees shall be from the preferred or acceptable tree species list, unless approved by the County. SCLDC 60.23(b)	Informational
11	Natural Resources	All replacement and new trees shall be planted at least four (4) feet away from any building, sidewalk, road or structure. 60.23(c)	Informational
12	Natural Resources	No trees shall be planted on or near utility lines, stormwater structures, easements, or under power lines. SCLDC 60.22(4) (b)	Informational
13	Natural Resources	As most of the trees on site will be preserved, please show tree preservation procedures for construction and development. SCLDC 60.22(c)	Not Met
14	Natural Resources	Show tree replacement table. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Not Met
15	Natural Resources	Show the required mix of tree species for tree replacement. SCLDC 60.4(h)	Not Met
16	Natural Resources	Please show the location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22	Not Met
17	Planning and Development	IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Informational
18	Planning and Development	Please provide the site plan and the boundary survey individually.	Not Met
19	Planning and Development	Please include the following information on the site plan: Date, north arrow and scale bar, total area of the project site, impervious surface area and ratio, parcel numbers for all three parcels, and the zoning and future land use designations for all three parcels.	Not Met

20	Planning and Development	Please specify what is proposed for the existing playground area to be removed. For example, will the mulch be removed and the area sodded, or will the mulch stay?	Not Met
21	Planning and Development	Please show the dimensions of the parking space.	Not Met
22	Planning and Development	Please indicate what material the surface of the new playground area will be. If impervious, include in the proposed impervious surface area.	Not Met
23	Planning and Development	All plans must be digitally signed and sealed by a civil engineer.	Not Met
24	Planning and Development	The light poles on the basketball court appear to be missing light fixtures. Please provide lighting elements on the site per Policy FLU 2.14 Crime Prevention Through Environmental Design. A note on the plan indicating lighting will be provided will satisfy this comment.	Not Met
25	Public Safety - Addressing	(POSTING) Address numbers (2045) shall be made of durable weather resistant material, shall be permanently affixed to signage 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 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
26	Public Safety - Addressing	Add an east directional to 21st Street, so it displays as 'E 21st St.'	Not Met
27	Public Safety - Addressing	Add an east directional to 20th Street, so it displays as 'E 20th St.'	Not Met
28	Public Safety - Fire Marshal	Gate shall open all the way to 20 feet for fire department access. 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) Fire Department Padlock (Knox) for manual gates shall be provided.	Not Met
29	Public Safety - Fire Marshal	New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5. (NFPA 1 2018 Edition).	Not Met

30	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition)NOTE: Fire Truck Parameters:- 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-Calculated Turning Radius:-Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.	Not Met
31	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal	Not Met
32	Public Works - Engineering	Please add a note to the plan stating that the sidewalk shall be installed per ADA requirements.	Not Met

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
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Approved	Please see informational checklist items.
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	407-665-7391
Planning and Development	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Corrections Required	Jim Potter 407 665 5764
Public Safety- Addressing	Diane Koschwitz	dkoschwitz@seminolecountyfl.gov	Corrections Required	407-665-5190

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
01/11/2023	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Maya Athanas Sarah Harttung Diane Gordon Diane Koschwitz Diane Gordon Jim Potter

The application fee allows two resubmittals. For the third review, the resubmittal fees are:

Major Revision: 50% of original application fee.

Minor Revision: 25% of original application fee.

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due: see comments for any additional fees due for your development project. (example: Addressing fee)

REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:

DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.

This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.

Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page. <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml>

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For

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

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org