

PUBLIC WORKS ENGINEERING COMMENTS ARE FORTHCOMING
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 at <http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meeting-agendas.stml>

PROJECT NAME:	SEMINOLE LANDING - SITE PLAN	PROJ #: 23-06000002
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	1/09/23	
RELATED NAMES:	EP EDWIN GUERRERO	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	22-20-30-300-0070-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A TWENTY-SIX LOT TOWNHOME SUBDIVISION ON 3.39 ACRES IN THE R-3A ZONING DISTRICT	
NO OF ACRES	3.39	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	R-3A	
LOCATION	SOUTHEAST OF US 17-92 AND NORTHWEST OF NORTH RONALD REAGAN	
FUTURE LAND USE	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
EDWIN GUERRERO, PE CIVILCORP ENGINEERING, INC 630 NORTH WYMORE RD SUITE 310 MAITLAND FL 32751 (407) 615-0727 EGUERRERO@CIVILCORPENG.COM		STEPHEN ALLEN, PE CIVILCORP ENGINEERING, INC 630 NORTH WYMORE ROAD STE 310 MAITLAND FL 32751 (407) 516-0437 SALLEN@CIVILCORPENG.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>

AGENCY/DEPARTMENT COMMENTS

Group		Reviewer Comment	Status
1.	Buffers and CPTED	Per Sec.30.1282 of the SCLDC, all canopy trees required in landscape buffers must be a minimum of 3" caliper. Please correct the landscape details sheet.	Not Met
2.	Buffers and CPTED	There is a typo in the linear feet calculation for the east buffer. It should say 3.73 LF but instead says 3.37 LF which resulted in less plantings than required. The total required plants for the east buffer are 9 canopies, 17 understories, and 143 shrubs. Please correct this and the associated drawings and tables.	Not Met
3.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Not Met
4.	Environmental Services	Please run the calculations for the existing lift station adding the 26 units of flow from this new development to see if it meets our requirements.	Not Met
5.	Environmental Services	There is an existing County owned gravity sewer line and manhole on the adjacent Reagan Point Subdivision property next to Proposed Manhole S-5. We would prefer to have you make the sanitary sewer connection there instead of near the lift station.	Not Met
6.	Environmental Services	Either add a new manhole that extends to the northeast to serve the last two units or straighten the pipe alignment and provide clean-outs at each bend. Clean-outs should not be in the road.	Not Met
7.	Environmental Services	Please add a note to the drawings that states that the sanitary sewer system is privately owned and maintained by the HOA.	Not Met
8.	Environmental Services	Please provide utility easements for the potable water lines up to and including the water meter banks.	Not Met
9.	Natural Resources	Please reformat the tree replacement table to match the example provided in the Resources folder. SCLDC 60.22(f)	Not Met
10.	Natural Resources	Consider increasing the caliper size of the replacement trees (to 3" or 4") to decrease the deficit in required plantings. The number of trees that are planted matters less than the total number of inches that are planted.	Not Met
11.	Natural Resources	Please do not include the camphor trees in the tree replacement calculations.	Not Met
12.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to site plan approval. SCLDC 45.1(a)	Not Met
13.	Planning and Development	Please move the Site Data table from the cover sheet to the Site Plan sheet.	Not Met
14.	Planning and Development	On Site Plan Sheet please label the buildings: Building 1, Building 2, Building 3, Building 4. On Site Plan Sheet provide the dimension of the rear patio.	Not Met
15.	Planning and Development	Under Site Data Table List each building and its total square footage.	Not Met
16.	Planning and Development	On Site Data Table under Proposed Lot Coverage Calculations, please provide an impervious calculation breakdown. List the total square footage for all of the rear patios. List the total square footage for the Townhome unit driveways. List total square footage for sidewalks. List total square footage for internal drive aisle.	Not Met

17.	Planning and Development	On Site Data Table under Proposed Use amend as follows: Proposed Use 26 Multi-Family Residential Units. Remove the reference of Townhomes since the ownership will remain under one owner and a Condominium Association is not proposed.	Not Met
18.	Planning and Development	A 6-foot high Pre-Cast or Masonry wall is required along the north perimeter. Wall must be located on the inside edge of the 10 foot buffer with plantings on the outside edge of the buffer along the property line.	Not Met
19.	Planning and Development	Provide hardscape plan details for wall.	Not Met
20.	Planning and Development	An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Not Met
21.	Planning and Development	Please submit a Threatened and Endangered Species Study that meets the intent of LDC of Seminole County Sec. 45.1. If an endangered species, a threatened species or a species of special concern is found to exist on a project site, the developer of the proposed development site shall provide the county with proof that all required federal and state permits, or appropriate exemptions, have been issued or granted prior to issuance of a county final development permit. Gopher tortoises are protected by state law, Chapter 68A - 27.003, FL Administrative Code. If you have gopher tortoises on your property, you need to get a FWC relocation permit before disturbing the burrows. A disturbance includes any type of work within 25 feet of a gopher tortoise burrow	Not Met
22.	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 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
23.	Public Safety - Addressing	(POSTING) Residential address numbers are to be a minimum of 4" inches height and half inch width. SCLDC SEC 90.5(7)	Informational
24.	Public Safety - Addressing	(STREET SIGN/NAME) This project will require 2 street names. Please submit proposed street names for approval. Email: addressing@seminolecountyfl.gov . The approved street name designations are as follows: Way abutting the 7 unit buildings (Entrance Street) & Place abutting the 6 unit buildings.	Not Met
25.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in documents folder: Street Sign and Street Naming Info combined which explains how to select a street name and provides links to check existing & reserved names. Street sign specs are also included in this document. SCLDC 90.6 (A-L)	Not Met
26.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Approved street names	Not Met

		will be placed on a reserved street name list and will be held until the project is approved or recorded. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Office of Emergency Management Addressing Policy)	
27.	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 90.5.6(d)	Informational
28.	Public Safety - Addressing	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, tenants, or similar projects such as commercial office buildings, multi-residential apartments or plazas, approved through the Development Review process, are required to coordinate individual addressing, prior to submitting building permits. The site plan is to indicate adjacent road names, entrance locations, parcel number, north arrow and a floor layout plan which indicates all possible tenant divisions for each floor of the building. This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.	Informational
29.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Informational
30.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Town homes/single family residences/single tenant commercial building will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(2)	Informational
31.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 22-20-30-300-0070-0000 is 4820 N Ronald Reagan Blvd. Please contact the Office of Emergency Management Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Informational
32.	Public Safety - Addressing	(Development Name) The complex name "Seminole Landing", has been approved for use. 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)	Informational
33.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 26 Units & 4 Shell Addresses & 1 entrance address is \$510.00 Prior to the final approval of the site plan, the addressing fee shall be paid by check or money order only, payable only to 'Seminole County'	Informational

		(No credit cards & no cash accepted). The fee can be mailed to: Seminole County Addressing Section 3rd Floor, 150 Eslinger Way, Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	
34.	Public Safety - Addressing	Add the directional N Ronald Reagan Blvd & N County Road 427 to the streets on the Site Plan Sheet No C-4	Not Met
35.	Public Safety - Addressing	Remove the address 4820 Ronald Reagan Blvd from all pages C-1- C-10. This address will not be valid after the structure is demolished. New addresses will be assigned to the internal streets.	Not Met
36.	Public Safety - Addressing	On July 9, 2002, the Board of County Commissioner approved the naming of CR 427 to Ronald Reagan Boulevard. The property owners have the option to use the original address of North or South CR 427 or use their current number and either North or South Ronald Reagan Blvd. With that said, the street signs and the 911 map have N Ronald Reagan Blvd with the alias being CR 427.	Informational
37.	Public Safety - Fire Marshal	Please show door location. 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.	Not Met
38.	Public Safety - Fire Marshal	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 (18.2.3.5.4 of NFPA 1, 2018)	Not Met
39.	Public Safety - Fire Marshal	New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5.1 (NFPA 1 2018 Edition),.	Not Met
40.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 / table 18.4.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. Needed fire flow for single family dwellings shall be as follows: Homes 5,000 square feet or less shall provide 1,000 gpm for 1-hour; homes exceeding 5,000 square feet shall provide fire flow in accordance with 18.4.5.2.1 of NFPA 1	Not Met
41.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Not Met
42.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters:Pierce Arrow XT Chassis Aerial Platform 100Inside Cramp Angle: 40 DegreesAxle Track: 82.92 inchesWheel Offset: 5.30 inchesTread Width: 17.5 inchesChassis Overhang: 68.99 inchesAdditional Bumper Depth: 22 inchesFront Overhang: 90.99 inchesWheelbase: 270 inchesOverall length: 581.75 inchesCalculated Turning Radius:Inside Turn: 25 ft. 7 in.Curb to Curb: 41 ft. 8 in.Wall to Wall: 48 ft. 5 in	Not Met
43.	Public Safety - Fire Marshal	Provide NO PARKING Signage and yellow stripping for all fire department appliances, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.3 (2018 - 7th edition). No parking / FD Use only at each end of the 6-unit TH Buildings.	Not Met

44.	Public Safety - Fire Marshal	If the buildings are intended to be sprinklered, provide Location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection which are required on the Site Plan in order to complete the Review (NFPA 1, 2018 Edition).	Not Met
45.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
46.	County Surveyor	<p>Concerns on the boundary survey for Seminole Landings</p> <ol style="list-style-type: none"> 1. You don't own what is monumented you own what is described by the deed you received. 2. The description calls for the point of beginning to be 557 feet south of the NW corner of the NE corner not the measured 768.98 feet. 3. The survey must show and prove all of the calls, to that end it must show the section work and actually tie to the Southwest corner of the Northeast ¼. 4. How do I know the south line of the survey is actually the south line of the NE ¼ of the NE ¼ if there are no dimensions for that ¼ ¼. 5. What is in the description must be on the survey. 6. The wetland line must be tied to the boundary and have bearings and distances. 7. The property is bound to the south by Lake Mary Road per the Plat of Midway Park Section 1, as recorded in Plat book 4 page 96, not some CR 427 V map. <p>The survey certifies to Minimum Technical Standards, of which there have not been for more than 10 years.</p>	Not Met
47.	Public Works Engineering	COMMENT FORTHCOMING	
48.			

AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

Status	Department	File	Markup Name	Changemark Subject	Changemark Details	Updated By
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Not Met	Planning and Development	004_C-4_Site.pdf	PM MARKUPS	Changemark #01	Please label what these are.	Joy Giles
Not Met	Planning and Development	001_C-1_Cover.pdf	PM MARKUPS 2-2-23	Changemark #01	Amend as follows: Existing Zoning - R-3A Remove "Proposed Zoning"	Joy Giles
Not Met	Planning and Development	001_C-1_Cover.pdf	PM MARKUPS 2-2-23	Changemark #02	Existing Future Land Use - Medium Density Residential Remove "Proposed."	Joy Giles
Not Met	Planning and Development	001_C-1_Cover.pdf	PM MARKUPS 2-2-23	Changemark #03	Remove "Existing Lot Coverage Calculations". Lot Coverage Calculations should reflect the new site plan only.	Joy Giles

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
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	Corrections Required	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Corrections Required	Paul Zimmerman, PE (407) 665-2040
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	Corrections Required	Amy Curtis 407-665-5191
Public Works - Engineering		Comments forthcoming		
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Corrections Required	
Public Safety - Fire Marshal	Brenda Paz	Bpaz@seminolecountyfl.gov	Corrections Required	407-665-7061
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	Phone: 407-665-7391
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	No Review Required	
County Surveyor	Ray Phillips	rphillips@seminolecountyfl.gov	Corrections Required	

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF
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		MEMBERS FOR FURTHER REVIEW:
2/2/23	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Maya Athanas, Paul Zimmerman, Amy Curtis, Jim Potter, Becky Noggle, Brenda Paz, Sarah Harttung, Ray Phillips
<p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p>Major Revision: 50% of original application fee. Minor Revision: 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> <p>REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:</p> <p>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.</p> <p>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.</p> <p>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</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
Casselberry
Lake Mary

(407) 571-8000
(407) 262-7700
(407) 585-1449

www.altamonte.org
www.casselberry.org
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