

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

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

PROJECT NAME:	AVID AT LOMA VISTA - PRE-APPLICATION	PROJ #: 23-8000019
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/07/23	
RELATED NAMES:	EP CHARLES HOLLIS	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	31-21-31-513-0000-0050+	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT FOR TWO SEVENTY-TWO UNIT BUILDINGS LOCATED ON 4.3 ACRES IN THE PD ZONING DISTRICT	
NO OF ACRES	4.3	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	PD	
LOCATION	NORTHWEST OF WEST STATE ROAD 426 AND VIA LOMA DRIVE	
FUTURE LAND USE-	HIPTR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
CHARLES HOLLIS 3RD WAVE DEVELOPMENT 126 WILSHIRE BLVD SUITE 180 CASSELBERRY FL 32707 (309) 339-4466 CH@3RDWAVERE.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.

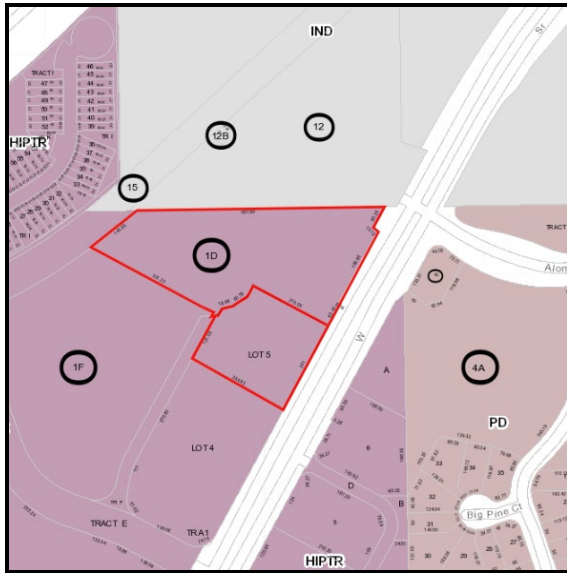
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

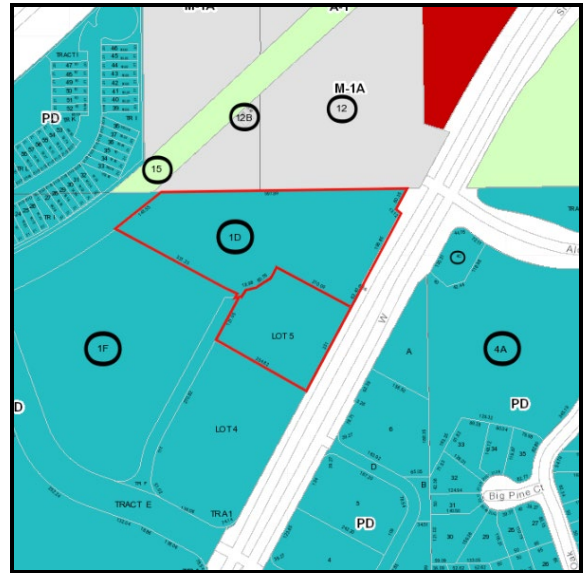
- The subject parcels are known as Tract D of the Loma Vista Pd, currently approved for 30 multi-family residential units and 6,918 square feet of office.
- Removing the office entitlements and increasing the multi-family residential units from 30 units to 72 units will require a Future Land Use Amendment and Rezone.

PROJECT AREA ZONING AND AERIAL MAPS

PLANNED DEVELOPMENT



PD (PLANNED DEVELOPMENT)



WETLANDS SHOWN IN GREEN



AERIAL



AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
3.	Buffers and CPTED	Please review SCLDC Ch 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list, water efficient landscaping criteria, required mix of tree species, and landscaped parking area requirements. Show consistency with this chapter.	Informational
4.	Buffers and CPTED	Based on best available information, staff estimates a 0.5 opacity (25' width) buffer will be required on the east adjacent to SR 426. Additional landscape buffering maybe required as more information becomes available.	Informational
5.	Buffers and CPTED	Per Sec. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Informational
6.	Buffers and CPTED	Approved plant species list. All plant material proposed to be installed on a site must be site appropriate and selected for the Approved Plan Species List set forth in Figure 1 of Part 64 of the SCLDC Sec. 30.1236. Use of any other species shall require prior approval by the Planning Manager. The plants listed in Figure 1 have been demonstrated to grow and thrive in the Central Florida Area.	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	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Comprehensive Planning	The Future Land Use is High Intensity Planned Development-(Transitional) HIPTR. The maximum density and intensity is 20 dwelling units per net buildable acre and floor area ratio of 0.35 in the HIPTransitional designation.	Informational
11.	Comprehensive Planning	Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.	Informational
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Informational
13.	Environmental Services	There is a 16" diameter potable water line running along the west side of SR 426 capable of serving this project.	Informational
14.	Environmental	There is a 4" diameter pressurized sanitary sewer force main	Informational

	Services	running along Kanawood Court capable of serving this project. A privately owned pump station would be required.	
15.	Environmental Services	There is no reclaimed water service available to this project.	Informational
16.	Natural Resources	Please indicate the jurisdictional wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor. If applicable, include the jurisdiction that approved the wetland line, the date, and reviewers name on the plan.	Informational
17.	Natural Resources	Please show the location of the 15 foot minimum, 25 foot average undisturbed upland buffer landward of the wetland line. Landscaping may not be done within this buffer. SCCP Con. 7.4	Informational
18.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Informational
19.	Planning and Development	The subject site has a Planned Development Future Land Use designation and PD (Planned Development) zoning, known as Tract D of the Loma Vista PD. The PD allows a maximum of 480 multi-family for the entire PD, along with office/commercial uses.	Informational
20.	Planning and Development	On November 21, 2021, Seminole County approved a minor amendment to transfer the development rights for 30 remaining multi-family units from Tracts A, B, F, and L to the subject site (Tract D).	Informational
21.	Planning and Development	On November 24, 2021, Seminole County approved Site Plan 21-20500012 for the development of 30 Multi-Family units and 6,918 square feet of office on the subject site.	Informational
22.	Planning and Development	The proposed development of 72 multi-family units will required a Future Land Use Amendment from Planned Development to Planned Development and a PD (Planned Development) Major Amendment Rezone	Informational
23.	Planning and Development	A Land Use Amendment and Rezone may take between 4 -5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Informational

24.	Planning and Development	Approval for a PD (Planned Development) is obtained through a two-step process. The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	Informational
25.	Planning and Development	Setbacks and buffers must be established with the PD Master Development Plan and outlined in the development order, including all other conditions as applicable. Density and Intensity will also be established at the time of the rezone and approved by the Board. The project is required to meet the buffer requirements per LDC Chapter 30, Part 67, for landscaping, screening, and buffering.	Informational
26.	Planning and Development	Per Seminole County Land Development Code Sec.30.1344(c) Residential Open Space: A density of 10 dwelling units or greater per net buildable acre requires a minimum of 35% open space.	Informational
27.	Planning and Development	Per Sec. 30.1344 Open Space: Conservation areas, defined for the purposes of this Section as 100-year floodplain and wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum required open space area subject to the following limitations. Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than 50 percent of the required open space.	Informational
28.	Planning and Development	The current PD entitlements allow for a maximum building height of 35 feet and three stories. Staff would not support a building height greater than 45 feet and 3 stories high.	Informational
29.	Planning and Development	Parking requirements for Multi-family: Two spaces for each unit. Minimum parking stall size of 10 feet by 20 feet.	Informational
30.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Informational
31.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before	Informational

		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.	
32.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted: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).2)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).3)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).4)Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.5)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, 18.5.7.6)Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
33.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
34.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing. If no municipal water supply is available, onsite water storage will be required for fire protection.	Informational
35.	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 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided	Informational
36.	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 (NFPA 1, 18.2.3.4 2018 ED)	Informational
37.	Public Safety - Fire Marshal	Large buildings may require fire sprinklers if access to the building (hose lay) is not met per NFPA 1, Section 18.2.3.2.2.Type and use of building may require fire sprinklers and fire alarm	Informational
38.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted: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).2)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.	Informational

		(NFPA 1, 16.4.3.1).3)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).4)Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.5)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, 18.5.7.6)Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	
39.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
40.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Informational
41.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Informational
42.	Public Works - Engineering	Based on a preliminary review, the site seems to be part of a master drainage system. This system will have evaluated and the previous exfiltration system may not be allowed unless soils and water table are sufficiently justified.	Informational
43.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
44.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Informational
45.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
46.	Public Works - Engineering	Per the County Engineer the access to the north will be required to be evaluated for queuing into the intersection. The access may be required to be strictly a right out only at the signal.	Informational
47.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	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	Reviewer Comments
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Phone: 407-665-7391
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Jim Potter 407 665 5764
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Planning and Development	Joy Giles	ygiles@seminolecountyfl.gov	Joy Giles
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Paul Zimmerman, PE (407) 665-2040
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	407.665.2681
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	

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.scpafil.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