

**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:	TOURNEY DR (3510) - SPECIAL EXCEPTION	PROJ #: 22-32000012
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	12/13/22	
RELATED NAMES:	BS2022-12	
PROJECT MANAGER:	KATHY HAMMEL (407) 665-7389	
PARCEL ID NO.:	34-21-30-300-009A-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR ATHLETIC FIELDS AND MULTI-PURPOSE ROOM ON 6.68 ACRES IN THE A-1 ZONING DISTRICT	
BCC DISTRICT	4-AMY LOCKHART	
CURRENT ZONING	A-1	
LOCATION	SOUTHEAST OF HOWELL BRANCH ROAD AND EASTBROOK BLVD	
APPLICANT: CONSULTANT:		
LOGAN J OPSAHL LOWNDES LAW FIRM 215 N. EOLA DR ORLANDO FL 32801 (407) 418-6237 LOGAN.OPSAHL@LOWNES-LAW.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>

*See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.*

**State Permits that may be required:**

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

**AGENCY/DEPARTMENT COMMENTS**

Ref #	Group Name	Reviewer Comment	Status
1	Submissions	Please upload the drawings into the drawing folder and your statements/letters into the documents folder. Note the ePlan user guide specifies how to name each file.	Met
2	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 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(s) shall be provided	Not Met
3	Public Safety - Fire Marshal	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	Not Met
4	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)	Not Met
5	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	Not Met
6	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:Pierce Arrow XT Chassis Aerial Platform 100Inside Cramp Angle: 40 DegreesAxle Track: 82.92 inches6.91 ftWheel Offset: 5.30 inchesTread Width: 17.5 inchesChassis Overhang: 68.99 inches5.75 ftAdditional Bumper Depth: 22 inchesFront Overhang: 90.99 inches7.58 ftWheelbase: 270 inches22.5 ftCalculated Turning Radius:Inside Turn: 25 ft. 7 in.Curb to Curb: 41 ft. 8 in.Wall to Wall: 48 ft. 5 in.	Not Met
7	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020)	Not Met
8	Public Safety - Fire Marshal	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.	Not Met
9	Public Safety - Fire Marshal	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.	Not Met
10	Public Safety - Fire Marshal	Provide stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)	Not Met
12	Public Safety - Fire Marshal	Fire Department Padlock (Knox) for manual gates shall be provide.Fire department SOS for electrically operated gates, Siren Operated Sensor with a battery back-up and an approved Knox key switch (Open all the way to 20 feet for fire department access) in accordance with NFPA 1, section 18.2.2.2 (2018) shall be provided.	Not Met
13	Public Safety - Fire	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	Not Met

	Marshal	specifications of NFPA 1, Section 18.2.3.4 (2018 Edition)	
14	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)	Not Met
15	Public Safety - Fire Marshal	Please acknowledge all not met comments as requirements to be met at actual Site and/or Final Engineering submittal.	Not Met
16	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Not Met
17	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.	Not Met
18	Natural Resources	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area.	Informational
19	Natural Resources	In the Econ, there is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. SCLDC 30.1085	Not Met
20	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22	Not Met
21	Natural Resources	According to the site plan sketch, it appears trees will be removed. Please show tree replacement table. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Not Met
22	Natural Resources	Show the required mix of tree species for tree replacement. SCLDC 60.4(h)	Not Met
23	Natural Resources	According to the county wetland maps, wetlands are possibly located at the southern end of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Informational
24	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Informational
25	Natural Resources	Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources:	Informational

		<a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials	
26	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.	Not Met
27	Building Division	In accordance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Not Met
28	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.	Not Met
29	Building Division	A change of occupancy classification will require a permit and possibly an alteration to the existing structure to comply with current code (7th ED. Florida Existing Building Code, Chapter 9.) Example: Business to Mercantile, Residential to Commercial	Not Met
30	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Not Met
31	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.	Not Met
32	Building Division	The building review staff comments are generic in nature. A more detailed review will be performed at site plan/final engineering review.	Not Met
33	Public Works - Engineering	Based on County and FEMA information the site and fields are shown in the 100-year flood plain. According to the Cranes Strand Basin Study which is the best available information, the 100-year peak stage in this area is elevation 82.73 NGVD 29. No impacts are allowed to the flood plain without volumetric compensation. Please provide additional information showing that the flood plains will not be impacted. A detailed engineered plan will be required.	Not Met
34	Public Works - Engineering	A signed and sealed boundary and topographic survey is required to determine the flood plain. .	Not Met
35	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?no_deld=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?no_deld=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Informational
36	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
37	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30. 1292.	Not Met
38	Buffers and CPTED	A parking buffer in compliance with the table in Section 30.1284(a) is required where a parking lot or parking structure is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any standard required buffer.	Not Met
39	Buffers and CPTED	In order for staff to determine required buffers/landscaping, please provide the hours of operation (including when lights will turn on and off), the impervious surface area, and height of lights/light poles.	Not Met
40	Public Works - Engineering	Please clearly show the area for stormwater retention for the site at this time. Note that the site will need to meet water quality, rate attenuation and volumetric difference for the 25-year, 24-hour storm event at final engineering.	Not Met
41	Public Works - Engineering	A turn lane analysis needs to be done for Eastbrook Boulevard. A left turn off of Eastbrook Boulevard may be required.	Not Met

42	Public Works - Engineering	Based on County and FEMA information the site and fields are shown in the 100-year flood plain. According to the Cranes Strand Basin Study which is the best available information, the 100-year peak stage in this area is elevation 82.73 NGVD 29. No impacts are allowed to the flood plain without volumetric compensation. Please provide additional information showing that the flood plains will not be impacted. A detailed engineered plan will be required.	Not Met
43	Buffers and CPTED	Please be aware landscaping consistent with the previous special exception conditions, or greater may be required based on intensity of land use. This will be determined when more information is provided.	Informational
44	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. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	Not Met
45	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>	Not Met
46	Planning and Development	Please show the location of the proposed lighting and the height. There can be no light spillage on the adjacent residential property.	Not Met
47	Planning and Development	What are the hours of operations?	Not Met
48	Planning and Development	The past SE was the permit a YMCA and installation of a little league baseball field. It was to provide recreational facilities for the local neighborhoods. Please provided additional information on who will be using the facilities and fields, including the type of recreational activities.	Not Met
49	Planning and Development	What are the protective barriers to ensure the adjacent residential properties are protected from the outdoor recreational activities?	Not Met
50	Planning and Development	What it the maximum amount of people that will be on-site? There may be limitations based on bathrooms, traffic and compatibility with the adjacent residential neighborhoods.	Not Met
51	Planning and Development	The narrative states there is a large multi-purpose room but it is not depicted on the site plan. What are the proposed uses of the multi-purpose room and the open covered area?	Not Met
52	Planning and Development	The previous SE showed a 35' setback from the residential properties to the west. We would recommend keeping that buffer/setback at a minimum.	Not Met
53	Planning and Development	Please show the dimensions of the proposed buildings and there setbacks.	Not Met
54	Planning and Development	Please demonstrate how the proposed uses are consistent with the previous approved use. Given the location and proximately to residential properties staff would not support a use that would have more impact than a neighborhood park that serves the adjacent area.	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
Planning and Development	Kathy Hammel	khammel@seminolecountyfl.gov	Corrections Required	407 665 7389
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Corrections Required	407 665 5764
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	407-665-7391
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Corrections Required	407 665 7050

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
01/26/23	The application fee allows two resubmittals.	KH, JP, SH, MA, DG & TC

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	<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>