

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771
Comment Document – Initial Submittal

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| PROJECT NAME: | SANLANDO - PSP | PROJ #: 26-55100003 |
| APPLICATION FOR: | DR - SUBDIVISIONS PSP | |
| APPLICATION DATE: | 4/28/26 | |
| RELATED NAMES: | EP NICK PEET | |
| PROJECT MANAGER: | KAITLYN APGAR (407) 665-7377 | |
| PARCEL ID NO.: | 11-21-29-300-0040-0000 | |
| PROJECT DESCRIPTION | PROPOSED PRELIMINARY SUBDIVISION FOR 22 SINGLE FAMILY HOME DEVELOPMENT ON 9.37 ACRES | |
| NO OF ACRES | 9.37 | |
| BCC DISTRICT | 3-Lee Constantine | |
| CURRENT ZONING | PD | |
| LOCATION | ON THE SOUTH SIDE OF HIDDEN WOODS CV, WEST OF VIRGINIA AVE | |
| FUTURE LAND USE- | LDR | |
| SEWER UTILITY | NA | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| MALEIA SMIFERGUSO PULTE HOME COMPANY LLC 4901 VINELAND RD ORLANDO FL 32811 (407) 661-4710 [REDACTED] | NICK PEET LEVELUP CONSULTING LLC 3101 MAGUIRE BLVD ORLANDO FL 32803 (407) 605-5616 [REDACTED] | |

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments 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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

| | REVIEWED BY | TYPE | STATUS |
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| 1. | Buffers and CPTED | Please provide a preliminary landscape plan and dimension buffer width on the PSP. | Unresolved |
| 2. | Buffers and CPTED | Landscape buffers should adhere to the following: North- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. South- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. East- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. No west buffer required. | Info Only |
| 3. | Buffers and CPTED | On a preliminary landscape plan, please choose the plant unit group for each buffer and depict plantings in each buffer. An example of a plan is in the resource folder for your reference. Also please see the following code section regarding the plant unit groups: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT14LASCBUOPSP_S30.14.3B | Unresolved |
| 4. | Buffers and CPTED | Protected tree: Any existing tree a with a minimum six inches (6") DBH on the approved plant species list or the Florida-Friendly Landscaping Guide Plant List for the Central Florida Region and appropriate USDA Plant Hardiness Zone. Unless exempted, all of these trees are subject to a tree removal permit per Chapter 60. (please advise, laurel oaks are not an approved plant species and do not count for replacement). Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2 Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition. | Info Only |

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| 5. | Buffers and CPTED | The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) | Info Only |
| 6. | Buffers and CPTED | Please indicate which trees are to be removed/kept on a separate arbor plan. | Unresolved |
| 7. | Buffers and CPTED | The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a). Saved non-specimen protected trees count 1:1 toward replacement requirements. | Info Only |
| 8. | Buffers and CPTED | No subdivision may 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 will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b) | Info Only |
| 9. | Buffers and CPTED | For lots of 10,000 square or less, at least one of the required canopy trees must be in the front yard. For lots equal to or greater than 10,001 sq. ft., at least two (2) of the required canopy trees must be in the front yard. SCLDC 35.61(e)(3) | Info Only |
| 10. | Buffers and CPTED | Each application for a permit to remove, relocate or replace trees covered under Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d). | Unresolved |
| 11. | Buffers and CPTED | Please provide a table based on caliper inches that lists the surveyed trees proposed for protection and removal. | Unresolved |
| 12. | Buffers and CPTED | Please indicate the genus and species name of the trees called out onsite in the arborist report. | Unresolved |
| 13. | Buffers and CPTED | Protected trees identified for removal on the tree survey, shall be replaced by trees identified as canopy trees listed in Chapter 30, Part 14, Approved Plant List Table or species listed in the Florida-Friendly Landscaping Guide. Replacement trees may include trees planted in landscape areas, open spaces and on individual lots. If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder | Info Only |

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| | | of the required caliper inches by paying \$125.00 per caliper inch into the Arbor Trust Fund. | |
| 14. | Buffers and CPTED | When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required. | Info Only |
| 15. | Building Division | - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc... | Info Only |
| 16. | Building Division | - Each separate parcel, and separate building and/or standalone structure, will require a separate permit. | Info Only |
| 17. | Building Division | - Standard pool permit will apply- All pools require barriers for safety purposes per FBC (R) R4501.17 | Info Only |
| 18. | Building Division | - Separate demolition permits are required for the demolition of each existing structure. | Info Only |
| 19. | Comprehensive Planning | On the PSP: add the proposed density based on the net buildable acreage of the site. LDR allows 4 units per net buildable acre. | Unresolved |
| 20. | Comprehensive Planning | The site data table on sheet 004 C4 incorrectly states the Future Land Use designation as "residential." Please correct this to state "Low Density Residential." | Unresolved |
| 21. | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required. | Info Only |
| 22. | Environmental Services | On Sheet C8.0: Utility Plan, please update the pipe material/size of the looped water main in the cul-de-sac to be 4" PVC WM and 4" GVs. The minimum C900 PVC size manufactured is 4" and | Unresolved |

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| | | we do not allow PE tubing to be used for main lines, only for service connections. | |
| 23. | Environmental Services | Further engineering review with be reserved for final engineering. | Info Only |
| 24. | Environmental Services | Please be aware that the interlocal agreement between Seminole County Utilities and the City of Altamonte Springs is still being finalized. The final sewer connection to the City of Altamonte Springs's sewer manhole will be contingent on the execution of the agreement. We anticipate completely this agreement in coming months. | Info Only |
| 25. | 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 final engineering or site plan approval. SCLDC 45.1(a) | Info Only |
| 26. | Natural Resources | Please note that the site is in a high recharge area. Please see the County Code for specific conditions required to be met for high recharge areas. | Info Only |
| 27. | Natural Resources | Based on County information there may be karst on the property. There are specific requirements for separation from Karst features. Deep borings will be required around the site specifically around the retention areas. There is a 50' hard buffer from any karst feature. | Info Only |
| 28. | Planning and Development | On page 002 C2 General Notes, under Site Plan and Coordinate Geometry Notes #5, there is a reference to the City of Leesburg, please update this. | Unresolved |
| 29. | Planning and Development | On page 002 C2 General Notes, under General Construction Notes, #17 refers to Lake County. Please update this. | Unresolved |
| 30. | Planning and Development | On page 002 C2 General Notes, under Site Plan Notes, there are multiple references to Lake County. Please update all below: General Notes & Project Data, note #6 Drainage Information, #10 Utility Info, #15 Roadway Info, #22 Wetland Info, #28 | Unresolved |
| 31. | Planning and Development | On page 002 C2 General Notes, under General Construction Notes, note #17 refers to Lake County. Please update this. | Unresolved |

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| 32. | Planning and Development | On page 002 C2 General Notes, under Site Plan Notes, under Drainage Information, please remove note #12. This is not correct, and the building setbacks should be adhered to regardless of drainage easements. There should be no access easements on lots. | Unresolved |
| 33. | Planning and Development | On page 004 C4 Site Plan, please add the net buildable acreage to the site data table in accordance with the following definition, "The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.". | Unresolved |
| 34. | Planning and Development | On page 004 C4 Site Plan, please label each tract and provide a table with reference of what entity maintains those spaces (HOA, Seminole County, etc.). It is noted that there is a separate document for the tract table, but if at all possible please include it on the overall PSP Site Plan with who maintains each tract and label each tract on the plan. Please reference the approved DCA # 22-20500017 for reference. There is a land use breakdown under condition #3. The DCA is in the resources folder in eplan for your reference. | Unresolved |
| 35. | Planning and Development | On page 004 C4 Site Plan, under the Site Data table, please revise the PID to "11-21-29-300-0040-0000". It currently states "19" instead of "29". | Unresolved |
| 36. | Planning and Development | On page 004 C4 Site Plan, please clearly label all proposed and adjacent ROWs with names. | Unresolved |
| 37. | Planning and Development | Provide the net buildable acreage, which is defined as "The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.". | Unresolved |
| 38. | Planning and Development | On page 004 C4 Site Plan, please state maximum height of thirty-five (35) feet/two (2) stories in the Site Data table. | Unresolved |
| 39. | Planning and Development | On page 004 C4 Site Plan, please state the accessory structure setbacks under the Site Data table. | Unresolved |
| 40. | Planning and Development | On page 004 C4 Site Plan, under the Site Data Table, please add minimum lot area requirements as well as lot width minimums. | Unresolved |
| 41. | Planning and Development | On page 001, C1 Cover page, please make the vicinity map to a scale no less than 1"=2000' | Unresolved |

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| 42. | Planning and Development | On page 004 C4 Site Plan, please add required open space value as well as what is being utilized as open space. | Unresolved |
| 43. | Planning and Development | On page 004 C4 Site Plan, please show adjacent property PIDs with zoning and FLU as well as adjacent ROWs. | Unresolved |
| 44. | Planning and Development | On page 004 C4 Site Plan, please add information for the scale that refers to what one (1) inch equates to. It is difficult for eplan to load the snap points to measure the graphic scale accurately for some reason. There may be additional comments generated as a result of the provision of this information. | Unresolved |
| 45. | Planning and Development | The School concurrency provided is only the application. Please submit the School Impact Analysis (SIA), please note the School Capacity Availability Letter of Determination (SCALD) will be required at time of Final Plat. | Unresolved |
| 46. | Planning and Development | Please make the following notes on the Site Plan page: A mandatory H.O.A./P.O.A. will be created to provide for the management of all common areas and facilities. Project signage will comply with Seminole County Land Development Code Sec. The developer will provide an internal pedestrian circulation system giving access to all portions of the development, all sidewalks shall be constructed in compliance with Seminole County standards. | Unresolved |
| 47. | Public Safety - Addressing | (STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.) | Info Only |

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| 48. | Public Safety - Addressing | STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov , after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L). | Info Only |
| 49. | Public Safety - Addressing | (STREET SIGN/NAME) The correct street names and street designations are required to be labeled on the Final Engineering and the Final Plat. Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs. The street name designations and their proper abbreviations are as follows: Street (ST) and Avenue (AVE). The approved plat name is also required to be labeled on the Final Engineering and Final Plat. | Info Only |
| 50. | Public Safety - Addressing | (PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid. | Info Only |
| 51. | Public Safety - Addressing | (ADDRESS ASSIGNMENT) Single family residences will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(3) | Info Only |

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| 52. | Public Safety - Addressing | (Development Name) The subdivision name, Hidden Woods Reserve, was approved for use in 2022. If Hidden Woods Reserve is the intended name for this plat, ensure this name is on the Final Engineering and the Final Plat. If a different name is proposed, please submit proposed subdivision names for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). 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) (email:addressing@seminolecountyfl.gov). | Info Only |
| 53. | Public Safety - Addressing | (Subdivision Plats) The addressing fee for 22 lots, 1 lift station, and an entry address is \$440.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://scccap01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 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) | Info Only |
| 54. | Public Safety - Addressing | On future reviews, please clarify if the street will be privately maintained. | Info Only |
| 55. | Public Safety - Addressing | On future reviews, please clarify if there will be an entry gate. | Info Only |
| 56. | Public Safety - Addressing | On future reviews, please clarify if a street sign for Oakhurst ST/Raymond AVE is proposed to be installed. | Info Only |
| 57. | Public Safety - Addressing | On future reviews, please clarify if a segment of Raymond Avenue will be improved. | Info Only |

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| 58. | Public Safety - Addressing | On future reviews, please ensure the adjacent street names (Oakhurst Street, Ridgewood Street, Sheppard Street, Hidden Woods Cove, and Howard Avenue) are labeled within their proper boundary lines on the site plan. | Info Only |
| 59. | Public Safety - Addressing | The road will align with the existing Oakhurst Street, and the new single families will be addressed to Oakhurst Street. For Dead End-Private Road sign specs, please contact Willie Allen in Traffic Engineering 407-665-5643 or email wallen@seminolecountyfl.gov | Info Only |
| 60. | Public Safety - Addressing | On future submittals, please remove the reference to "Sanlando" as this is not the approved plat name. | Info Only |
| 61. | Public Safety - Fire Marshal | Please revise fire notes to the following: All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 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, 16.5.3.1). 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). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 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 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2. | Unresolved |

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| 62. | Public Safety - Fire Marshal | 1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s). | Unresolved |
| 63. | Public Safety - Fire Marshal | Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft | Unresolved |
| 64. | Public Safety - Fire Marshal | NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1 | Unresolved |
| 65. | Public Safety - Fire Marshal | At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to ensure they will meet the requirements for the needed fire flow calculations of the structure. | Unresolved |
| 66. | Public Safety - Fire Marshal | Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. | Unresolved |
| 67. | Public Works - County Surveyor | Because the original description is fractional you have to show the section work and how the property fits within it. While i understand that the property is limited by the Plats around it there may be gaps and or overlaps based on the section work. | Unresolved |
| 68. | Public Works - Engineering | Dedicated drainage easements between lots should be labelled as such. | Unresolved |
| 69. | Public Works - Engineering | Curve signs may be required for turns with less than 100' centerline radius. | Info Only |
| 70. | Public Works - Engineering | Radius for dedicated right of way for the cul-de-sac is not specified. Minimum radius is 53'. | Unresolved |

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| 71. | Public Works - Engineering | Access easements over retention areas should be dedicated to Seminole County. | Info Only |
| 72. | Public Works - Engineering | A drainage easement over the stormwater pipe in Tract L-2 should be dedicated to Seminole County. | Info Only |
| 73. | Public Works - Engineering | There is existing drainage from offsite that passes over the site which will have to be addressed in final engineering review. | Info Only |
| 74. | Public Works - Engineering | Based on preliminary review, the site is considered to be land locked and does not appear to have a viable outfall. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge. | Info Only |
| 75. | Public Works - Engineering | If an outfall to the FDOT drainage system located along I-4 is contemplated, a FDOT drainage permit will be required prior to construction. | Info Only |
| 76. | Public Works - Engineering | The access road for the site, Oakhurst Rd, will have to be brought up to current county standards. | Unresolved |
| 77. | Public Works - Impact Analysis | No TIS Report is Required, Peak Hour trips generated are less than requirement (50). | Info Only |
| 78. | Public Works - ROW Review | There is no right-of-way conveyed or dedicated out of this parcel (not including SR 400 adjacent and contiguous on the west). However, the rights-of-way depicted on the north and east of the subject parcel on the boundary & topographic survey from Johnston's Surveying, LLC and with the latest revision date of 4/1/2026 appears to concur with our records. | Resolved |

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

| Department | Reviewer | Email | Contact | Status |
|---------------------------------|-------------------|----------------------------------|--------------|----------------------|
| Buffers and CPTED | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Building Division | Daniel Losada | dlosada@seminolecountyfl.gov | 407-665-7468 | Approved |
| Comprehensive Planning | Maya Athanas | mathanas@seminolecountyfl.gov | 407-665-7388 | Corrections Required |
| Environmental - Impact Analysis | Becky Noggle | bnoggle@seminolecountyfl.gov | 407-665-2143 | Approved |
| Environmental Services | James Van Alstine | jvanalstine@seminolecountyfl.gov | 407-665-2014 | Corrections Required |
| Natural Resources | Jim Potter | jpotter@seminolecountyfl.gov | 407-665-5764 | Approved |
| Planning and Development | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | 407-665-5177 | Corrections Required |
| Public Safety - Addressing | Lily Kay | acurtis@seminolecountyfl.gov | 407-665-5191 | Approved |
| Public Works- County Surveyor | Raymond Phillips | rphillips@seminolecountyfl.gov | 407-665-5647 | Corrections Required |
| Public Works- ROW Review | Neil Newton | nnewton@seminolecountyfl.gov | 407-665-5711 | Approved |
| Public Works - Engineering | Andrew Broxton | abroxton@seminolecountyfl.gov | 407-665-5734 | Corrections Required |
| Public Works - Impact Analysis | Arturo Perez | aperez07@seminolecountyfl.gov | 407-665-5764 | No Review Required |

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

1st RESUBMITTAL

| DATE | RESUBMITTAL FEE DUE | ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW: |
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| 5/20/2026 | <p>The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i></p> | <p>Kaitlyn Apgar, Andrew Broxton, Matthew Maywald, James Van Alstine, Raymond Phillips, Maya Athanas</p> |
| <p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</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:

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| 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:

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|---------------------------------|--|
| 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 |