

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 [HERE](#).

PROJECT NAME:	LANGFORD VILLAS - FINAL ENGINEERING PLAN	PROJ #: 23-55200005
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	10/20/23	
RELATED NAMES:	EP KIM FISCHER	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	21-21-32-5CF-1100-0190++	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING PLAN FOR 8 SINGLE FAMILY RESIDENTIAL LOTS ON 1.16 ACRES	
NO OF ACRES	1.16	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF LANGFORD DR, NORTH OF W CR 419	
FUTURE LAND USE-	LDR	
SEWER UTILITY	FLORIDA GOVT UTILITY AUTH	
WATER UTILITY	FLORIDA GOVT UTILITY AUTH	
APPLICANT:		CONSULTANT:
KIM FISCHER CYCORP ENGINEERING INC 1614 WHITE DOVE DRIVE WINTER SPRINGS FL 32708 (407) 405-7819 KIM@CYCORPENGINEERS.COM		KIM FISCHER CYCORP ENGINEERING INC 1614 WHITE DOVE DRIVE WINTER SPRINGS FL 32708 (407) 405-7819 KIM@CYCORPENGINEERS.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.

AGENCY/DEPARTMENT COMMENTS

	REVIEWER	TYPE	STATUS
1.	Buffers and CPTED	Please clearly label the trees that are being preserved in the south buffer. Please note that any trees used towards this buffer requirements must be physically located within the property boundary and within the 15' buffer width. It's difficult to see due to the shading.	Not Met
2.	Buffers and CPTED	Please show location of shrub plantings on the landscape plan for all landscape buffers, including the south buffer.	Not Met
3.	Buffers and CPTED	The shrub count in the table on the landscape plan is incorrect. There should be at least 154 since that is the total required in the buffers.	Not Met
4.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Florida Government Utility Authority to service this development.	Not Met
5.	Natural Resources	Please propose to plant new trees within tracts C and D. 904 tree inches are required for tree replacement while only 40 inches are proposed within landscape buffers.	Not Met
6.	Natural Resources	Are littoral plantings around the stormwater pond being provided? This site is within the Econlockhatchee River Protection Overlay. SJRWMD will sometimes require littoral plantings. Please clarify.	Not Met
7.	Planning and Development	Please dimension all line segments on site plan sheet.	Not Met
8.	Planning and Development	Please clearly define the boundary line for Tract B.	Not Met
9.	Planning and Development	Please provide a Threatened and Endangered Species survey.	Not Met
10.	Planning and Development	Please provide a scale on site plan sheet.	Not Met
11.	Planning and Development	Please provide an accurate line symbol legend on site plan sheet.	Not Met
12.	Public Safety - Addressing	Correct the street name to W CR 419 on the Site Plan & the Fire Plan.	Not Met
13.	Public Safety - Addressing	(Development Name) The approved subdivision name is Langford Villas. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no	Informational

		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)	
14.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 8 lots is \$200.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid by check or money order only, payable only to 'Seminole County' (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)	Informational
15.	Public Safety - Addressing	Correct the street name in two places to Stevens Avenue on the Site Plan & the Fire Plan.	Not Met
16.	Public Safety - Addressing	Correct the street name to Langford Drive on the Site Plan & the Fire Plan.	Not Met
17.	Public Safety - Fire Marshal	Please verify with a note on the plans that the permitting of the actual water storage tank shall comply with NFPA 22, standard for water tanks for private fire protection (along with the NFPA 1142 comment that is already on the plans).	Not Met
18.	Public Safety - Fire Marshal	Please verify the construction type for the proposed structures on the plans.	Not Met
19.	Public Safety - Fire Marshal	Per NFPA 1142, 4.1.5, the calculation for the water supply shall include exposure hazards at the adjacent structures are within 50 ft.	Not Met
20.	Public Safety - Fire Marshal	No parking signage and striping shall be provided at the dead end where the fire truck turns around per NFPA 1, 18.2.3.6.3. (See change mark)	Not Met
21.	Public Safety - Fire Marshal	Due to the narrow width of Langford and also access to the water tank, no parking signage shall be provided on both sides of Langford to ensure access for fire apparatus.	Not Met
22.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
23.	Public Works - Engineering	The County does not allow over 50 percent of a pond to be walled. It also requires that the wall have soil to the peak stage of the design storm. You also still need a 15-foot pond berm if fenced. Side slopes steeper than 4 to 1 have to be fenced. All in Public Works Engineering Manual. 2.4.3 Open Drainage Ways and Retention/Detention Ponds	Not Met

24.	Public Works - Engineering	The site does not appear to have a viable outfall for drainage. Most if not all of the site goes to the depression. to the northeast of the site. The proposed outfall pipe discharges to the west which does not have a conveyance system and several isolated low spots located on private property. A positive legal viable outfall system has to be shown or the entire 25-year, 24-hour storm event will have to be held onsite. If viable outfall is provided, then the discharge rate and volume would have to be limited to the pre-development basin that leaves the site. Note that a wet pond would not be able to be used for the volumetric retention. Revise the design and calculations accordingly.	Not Met
25.	Public Works - Engineering	There are multiple areas that do not meet the minimum slope requirements. One-percent minimum slope is required for all grassed areas.	Not Met
26.	Public Works - Engineering	All structures are required to be concrete and show that they meet the flow requirements going to them. The County does not typically all yard drains except for minor collection of noncritical areas. If a yard drain is proposed and allowed, then details of the inlets are required. They would also have to show that they can handle the flows going to them.	Not Met
27.	Public Works - Engineering	Lot 7 is not collecting all site drainage. The stem wall is most likely going to need to be a retaining wall at the property line. No wetland area would be allowed to be left on the lot. A swale is required to take the drainage to the pond for treatment. A note requiring gutters may be allowed but the drainage and swale are still required.	Not Met
28.	Public Works - Engineering	How can a car fit in a 20'+/- garage? (23'-walls and garage door). How can the vehicle maneuver into the garage? Please also show an auto turn for a reasonable size SUV or full-size car. A truck should be used but I am not sure that will even fit in the garage. Please show it going in and backing out and leaving the garage.	Not Met
29.	Public Works - Engineering	While shown on the section, please label the 5-foot sidewalk on the plans.	Not Met
30.	Public Works - Engineering	Please add the general lot grading designations on the plans if it is not perfect use the MOD designation. (I.E. C-MOD)	Not Met
31.	Public Works - Engineering	Please add a crosswalk at the intersection of Stevens Street and Langford Avenue. Include detectible warnings and proper striping.	Not Met
32.	Public Works - Engineering	The site note 10 on the site plan states a 5' drainage easement. Please revise to 3-foot to meet the building setbacks.	Not Met

33.	Public Works - Engineering	No trees are allowed in the pond or pond berm. Please revise accordingly.	Not Met
34.	Public Works - Engineering	There appears to be some drainage being blocked on the west side of lot 8. Please show a swale along the north side of lots 7 and 8 to take the drainage toward the depression.	Not Met
35.	Public Works - Engineering	There is some concern with the drainage report. Please verify all parameters including the CN areas. TC calculations and paths. The post seems to show only A soils only. Please show areas and info on the basin maps. Clearly show the revised design to include total retention and recovery in a dry pond. If a wet pond is the only option, then show recovery without discharge. If recovery cannot be met, then show back-to-back storm events.	Not Met
36.	Public Works - Engineering	Please show minimum 15' drainage easements over all drainage pipes and any common swales such as required behind lots 7 and 8.	Not Met
37.	Public Works - Engineering	Please better show the maximum impervious for the individual lots. Does this include pools or other impervious on the lots? You may want to break out the public roads separately. Please show the driveway impervious per lot separately.	Not Met
38.	Public Works - Engineering	Please revise the sidewalk on the north side of Sevens Road to be 6' wide and use Type "F" curbing or provide 4' grass strip.	Not Met
39.	Public Works - Engineering	The site is in the Econlockhatchee River Basin There are several storm water requirements for this basin Please ensure that all requirements of the SCLDC Section 30, Part 57 are met. This includes littoral zone for wet ponds and also note the Exhibit D which states as follows. Exhibit "D" WET DETENTION SYSTEMS •Systems must be in compliance with Chapter 40C-4 F.A.C., subsection 11.4.3(b) with the following amendments:• Within the River Corridor Protection Zone, an off-line system will be utilized• The maximum length to width ratio for detention ponds will be 10:1 with a minimum of 3:1.	Not Met

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".

	REVIEWER	COMMENT	STATUS
1.	Planning and Development	Please provide dimension for this lot line segment.	Not Met

2.	Planning and Development	Please provide dimension for this front lot line.	Not Met
3.	Planning and Development	Is this area part of Tract B or Tract C?	Not Met
4.	Public Safety - Fire Marshal	Fire note No parking signage and striping shall be provided at the dead end where the fire truck turns around per NFPA 1, 18.2.3.6.3. (See change mark)	Not Met
5.	Public Safety - Fire Marshal	Fire note 2 Due to the narrow width of Langford and also access to the water tank, no parking signage shall be provided on both sides of Langford to ensure access for fire apparatus.	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	STATUS	REVIEWER
Public Works - Impact Analysis		Jim Potter jpotter@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis acurtis@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald mmaywald@seminolecountyfl.gov
Planning and Development		Joy Giles jgiles@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter jpotter@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas mathanas@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/08/2023	The application fee allows for the initial submittal plus two resubmittals.	Joy Giles, Maya Athanas, Sarah Harttung, Amy Curtis, Matthew Maywald, Jim Potter
<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:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p>		

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)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

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

Other Agencies:

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

Other Resources:

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