

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

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

<b>PROJECT NAME:</b>	<b>ALAFAYA COVE - PRE-APPLICATION</b>	<b>PROJ #: 24-80000122</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/19/24	
RELATED NAMES:	EP BILL MAKI	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	27-21-31-300-0360-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-1AAA TO CREATE 7 SINGLE FAMILY RESIDENTIAL LOTS ON 4.46 ACRES LOCATED ON THE EAST SIDE OF SR 434, NORTH OF CARRIGAN AVE	
NO OF ACRES	4.46	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF SR 434, NORTH OF CARRIGAN AVE	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
TROY DRINKWATER DELANEY LAND COMPANY, LLC 6530 S ATLANTIC AVE NEW SMYRNA BEACH FL 32169 (321) 388-6714 TDRINKWATER@DELANEYLANDCO.COM	BILL MAKI DALY DESIGN GROUP 913 N PENNSYLVANIA AVE WINTER PARK FL 32789 (407) 740-7373 BMAKI@DALYDESIGN.COM	

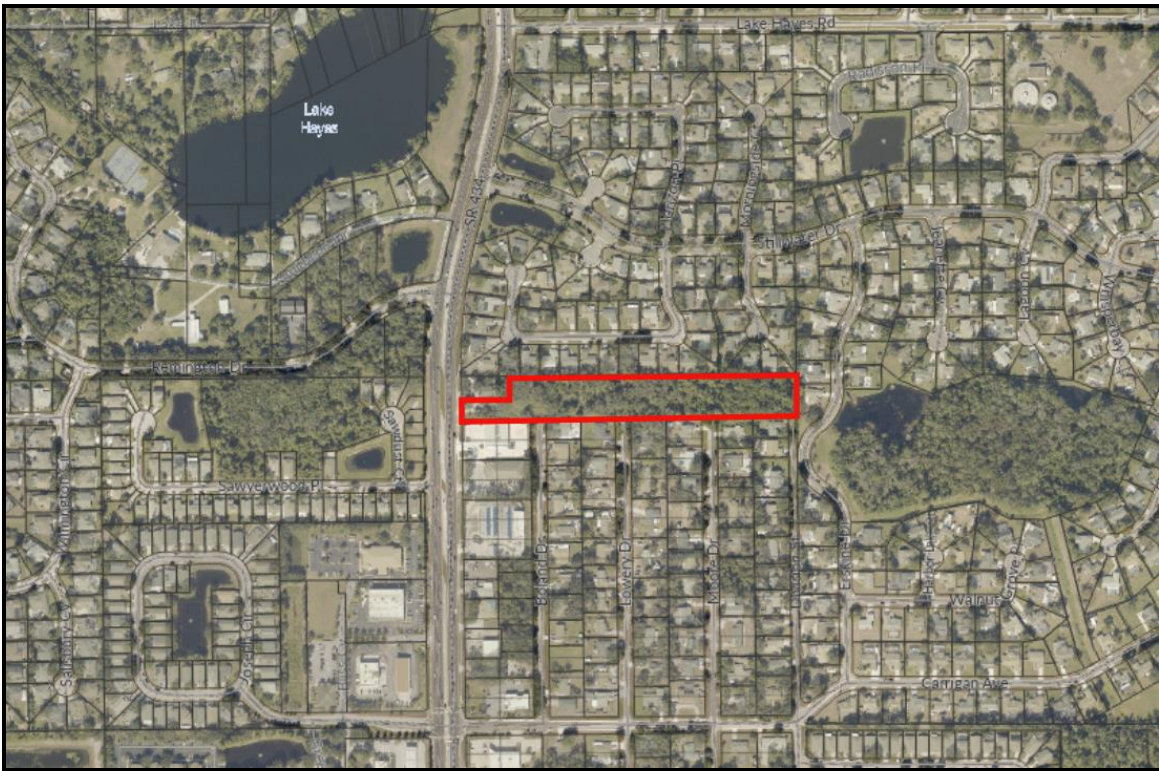
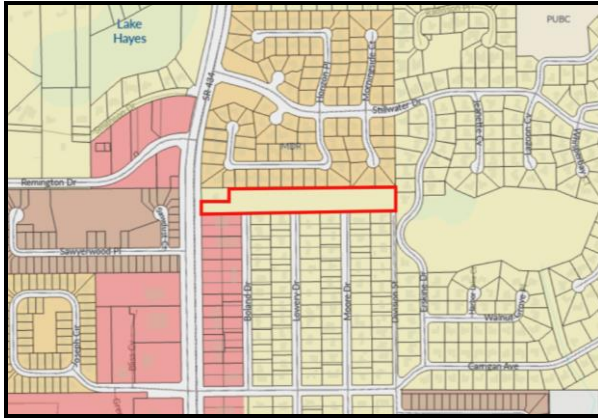
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning.
- The Low Density Residential Future Land Use allows a maximum density of 4 dwelling units per net buildable acre. The A-1 (Agriculture) zoning classification requires a minimum net buildable lot size 1 acre with a minimum lot width of 150 feet.

## PROJECT AREA ZONING AND AERIAL MAPS



**AGENCY/DEPARTMENT COMMENTS**

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review, or at rezone if rezoning to a Planned Development.	Info Only
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
4.	Comprehensive Planning	The Future Land Use is Low Density Residential (LDR) which allows a maximum of four dwelling units per net buildable acre or seven dwelling units per net buildable acre per Policy Affordable and Workforce Housing Density and Intensity Bonuses.	Info Only
5.	Environmental - Impact Analysis	Seminole County is the Reclaimed & Potable Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
6.	Environmental Services	The proposed lots are within Seminole County's potable water service area and are required to connect. There is a 20" DI potable water main running along the west side of Alafaya Trail. A 6" DI water main was previously tapped and ran across Alafaya Trail to service the property at 2953 Alafaya Trail, Oviedo, FL 32765 (parcel 27-21-31-5CC-0A00-0010) which could serve as a closer connection point instead in order to avoid the cost of directionally drilling under Alafaya Trail. Additionally, there is a 6" PVC water main running along the west side of Erskine Drive with utility easement access to Division Street.	Info Only
7.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area but are not required to connect. There is a 24" PVC force main running along the east side of Alafaya Trail. There is a 4" PVC force main running along the east side of Erskine Drive with utility easement access to Division Street. Additionally, there is an 8" PVC gravity sewer main running down centerline of Horizon Place with utility easement access through side lot utility easements to the proposed lots of this development. Connection to a force main would require the construction of a lift station to pressurize the sanitary sewer discharge to connect to our system.	Info Only
8.	Environmental Services	The proposed lots are within Seminole County's reclaim water service area and are required to connect. There is a 12" PVC reclaim water main running down the centerline of Alafaya Trail.	Info Only
9.	Environmental Services	Be advised that Alafaya Trail is an FDOT right of way so any utility construction work within this area will require an FDOT right	Info Only

		of way permit.	
10.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
11.	Natural Resources	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
12.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
13.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
14.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
15.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
16.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
17.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only

18.	Natural Resources	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) Non-specimen protected trees shall count one (1) to one (1) toward meeting the total replacement requirement	Info Only
19.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
20.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
21.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
22.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
23.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
24.	Natural Resources	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
25.	Natural Resources	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
26.	Natural Resources	The proposed development is partially within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
27.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only

28.	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
29.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
30.	Planning and Development	The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning. A Rezone may take between 4- 5 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
31.	Planning and Development	Community Meeting Procedures Section 30.49. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30).  The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.  Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
32.	Planning and Development	The Low Density Residential Future Land Use designation allows a maximum density of four (4) dwelling units per net buildable acre.	Info Only

		<p>The proposed R-1AAAA (Single Family Dwelling) zoning classification requires a minimum lot size of 21,780 square feet with a minimum lot width at building line of 100 feet.</p> <p>Building setbacks for the R-1AAAA (Single Family Dwelling) zoning classification are as follows:</p> <p>Front Yard - 25 feet</p> <p>Side Yard - 10 feet</p> <p>Rear Yard - 30 feet</p> <p>The maximum allowable building height is 35 feet.</p>	
33.	Planning and Development	<p>Net Buildable Definition: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands and flood prone areas.</p>	Info Only
34.	Planning and Development	<p>The proposed development is subject to the Subdivision Review Process as follows:</p> <p>1st step is approval of the Rezone. This involves a public hearing with Planning &amp; Zoning (P&amp;Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines.</p> <p>2nd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning &amp; Zoning Board as a technical review item.</p> <p>3rd step is approval of the Final Engineering Plans; may be submitted once step one has been approved by BCC and steps 2 is under review.</p> <p>4th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review. The Final Plat must be approved the BCC as a consent agenda item.</p>	Info Only
35.	Planning and Development	<p>Each newly created lot must have a minimum of 20 of frontage onto a road that meets County standards.</p>	Info Only
36.	Planning and Development	<p>SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time</p>	Info Only

		concurrency is submitted to P&D for review. 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.	
37.	Planning and Development	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 may be required prior to final engineering approval. Please note new FFWCC rules pertaining to gopher tortoises, if applicable.	Info Only
38.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
39.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
40.	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 18.2.3.5.1.1	Info Only
41.	Public Safety - Fire Marshal	"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, 16.4.3.1). 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 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector 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"	Info Only
42.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only



43.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
44.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
45.	Public Works - Engineering	<p>Based on the preliminary review, the west section of the site appears to be draining towards the State of Florida DOT (FDOT) "right-of-way" (West State Road 434 / Alafaya Trail), with no viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. There is, however, and existing Stormwater Conveyance System along the east side of West State Road 434 that is owned and maintained by FDOT. The applicant will need to check with FDOT if this system can be used as an outfall for the site. If FDOT determines that this defined conveyance system can be used as an outfall for the subject property, per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Based on the preliminary review, the east section of the site appears to be draining towards the Seminole County "right-of-way" (Erskine Drive / Stillwater Phase 1 Residential Development), with no viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. There is, however, and existing Stormwater Conveyance System along the south side of Parcels: 27-21-31-509-0000-0110 (2976 Erskine Drive, Oviedo, FL 32765), adjacent to the east boundary line of the subject property, that is owned and maintained by Seminole County. This stormwater conveyance system consists of a Ditch Bottom Inlet and a 36-inch Reinforced Concrete Pipe (RCP) that convey runoff from the north section of Stillwater Phase 1 to the Wet Detention Pond along the east side of Erskine Drive, also part of the Stillwater Phase 1 Master Drainage System. This detention pond outfalls into wetlands and the Stillwater Canal, and ultimately, through a chain of detention ponds and canals to the Econ River. If Seminole County determines that this defined system has sufficient capacity and can be used as an outfall for the east section of the site, per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre</p>	Info Only

		development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	
46.	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 area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
47.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
48.	Public Works - Engineering	The primary access point to the proposed Lot 1 and Lot 2 is Boland Drive, which is owned and maintained by Seminole County. Boland Drive is functionally classified as Local Road and represents a rural section roadway (approximately 20-foot wide pavement, no curb and gutter, and no pedestrian concrete sidewalk). The roadway geometry meets the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). Boland Drive was last resurfaced in 2000, it has Pavement Condition Index (PCI) value of 72, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The primary access point to the proposed Lot 3 and Lot 4 is Lowery Drive, which is owned and maintained by Seminole County. Lowery Drive is functionally classified as Local Road and represents a rural section roadway (approximately 20-foot wide pavement, no curb and gutter, and no pedestrian concrete sidewalk). The roadway geometry meets the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). Lowery Drive was last resurfaced in 2000, it has Pavement Condition Index (PCI) value of 78, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The primary access point to the proposed Lot 5 and Lot 6 is Moore Drive, which is owned and maintained by Seminole County. Moore Drive is functionally classified as Local Road and represents a rural section roadway (approximately 20-foot wide pavement, no curb and gutter, and no pedestrian concrete sidewalk). The roadway geometry meets the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). Moore Drive was last resurfaced in 1997, it has Pavement Condition Index (PCI) value of 92, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The primary access point to the proposed Lot 7 is Division Street, which is not owned and maintained by Seminole County and is used by the county only for emergency access. Division Street is functionally classified as Local Road and represents a rural section roadway (12-feet to 14-feet wide pavement, no curb and	Info Only

gutter, and no pedestrian concrete sidewalk). The roadway geometry does not meet the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). It is unknown when Division Street was last resurfaced, and its Pavement Condition Index (PCI) value has not been evaluated by the County; therefore the road is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Local Road is 200 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Driveways on opposite sides on any undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). Parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.A). If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.B). Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the developments frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the

		Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).	
49.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only
50.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	Info Only
51.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
52.	Public Works - Engineering	The proposed project is located within two drainage basins. The western section of the subject property (west of Lowery Drive) is located within the Howell Creek Drainage Basin; while the eastern section of the subject property (east of Lowery Drive) is located within the Little Econlockhatchee Drainage Basin.	Info Only
53.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5 % slopes (72%), Map Unit Symbol 31; and Myakka and EauGallie Fine Sands (28%), Map Unit Symbol 20. Tavares-Millhopper Fine Sands, 0-5 % slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic	Info Only

		Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition. Myakka and EauGallie Fine Sands are classified by the USDA as "Poorly Drained" soils. Myakka Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. EauGallie Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A. Minor Components (Pompano, flooded and Basinger) constitute 10% of the Map Unit Composition.	
54.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from the mid-section of the subject property (Lowery Drive) equally to the east and to the west. The highest ground elevation appears to be 57.0 feet (mid-section) and the lowest 53.0 feet (west) and 52.0 feet (east).	Info Only

### 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
Public Safety - Fire Marshal	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Comprehensive Planning	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Works - Impact Analysis	William Wharton
Public Works - Engineering	Vladimir Simonovski <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
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Planning and Development	Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>
Building Division Review Coordinator	Jay Hamm
Environmental - Impact Analysis	Becky Noggle <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Building Division	Jay Hamm

### 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.scpafl.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](http://www.fema.gov)

**Cities:**

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<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>