

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

Comment Document – Initial Submittal

PROJECT NAME:	B&M AFFORDABLE CONSTRUCTION SUBDIVISION - FINAL ENGINEERING	PROJ #: 25-55200004
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	12/03/25	
RELATED NAMES:	EP RODOLFO E SUCRE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-31-300-008B-0000	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING PLAN FOR 11 SINGLE FAMILY RESIDENTIAL LOTS ON 5.41 ACRES IN THE R-1AAA ZONING DISTRICT LOCATED ON THE WEST SIDE OF BROOKS LN, SOUTH OF RED BUG LAKE RD	
NO OF ACRES	5.41	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	R-1AAA	
LOCATION	ON THE WEST SIDE OF BROOKS LN, SOUTH OF RED BUG LAKE RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RODOLFO SUCRE RSP ENGINEERS INC 111 N ORANGE AVE STE 800-148 ORLANDO FL 32801 (407) 743-2754 RSUCRE@RSPENGINEERS.COM	RODOLFO SUCRE RSP ENGINEERS INC 111 N ORANGE AVE STE 800-148 ORLANDO FL 32801 (407) 743-2754 RSUCRE@RSPENGINEERS.COM	

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.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/ur1/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:

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	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 Annie Sillaway	Please provide a landscape plan to show the landscape buffers, opacities, and plant groups.	Unresolved
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the east portion of the property, only understory trees and shrubs may be planted.	Info Only
5.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
6.	Buffers and CPTED Annie Sillaway	The landscape plans within the Preliminary Site Plan (PSP) and Final Engineering Plan need to be consistent with one another.	Unresolved
7.	Buffers and CPTED Annie Sillaway	On the landscape plan, please provide a calculation for each buffer that indicates: (a) length of buffer (b) required number of plant groups per 100' (c) plant unit selected (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs).	Unresolved
8.	Buffers and CPTED Annie Sillaway	Additional comments may be forthcoming after resubmittal.	Info Only
9.	Building Division Phil Kersey	- Standard building permitting will apply. - Each building, and/ or stand-alone structure will require a separate permit. Example: building, stand-alone structures, retaining walls, fence/ gate systems, signage, etc..	Info Only
10.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
11.	Environmental Services	On Sheet 001: Cover Sheet, please update the Utilities contact information to the following: 500 W	Unresolved

	James Van Alstine	Lake Mary Blvd, Sanford, FL 32773 Utilities Engineering (407) 665-2024	
12.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please provide callouts for all water main fittings such as bends and tees.	Unresolved
13.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please revise the depiction of the proposed water main wet tap and extension to be perpendicular to the existing 12" DI water main in the right of way. If you are proposed a 45-degree bend immediately downstream of the 8" tapping valve, then provide a callout accordingly for clarification.	Unresolved
14.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please clarify the water service layouts and connections. Are the service connections for the lots proposed to be double meters for each lot (one residential and one irrigation)? Or single meters for each lot (one residential with alternative irrigation such as private well)? For example, if double meters are to be used provide a callout specifying the connection and layout such as: 8"x1-1/2" service saddle, 1-1/2" PE tubing, two 5/8"x3/4" water meters, one 3/4" backflow preventer (for irrigation line) [typical of 11 lots]. For the HOA irrigation meter, provide a callout specifying the connection and layout such as: 8"x1" service saddle and 1" PE tubing. Update the water meter size callout to be one 5/8"x3/4" water meter. Please provide water demand calculations for the maximum required gpm required for the HOA irrigation system to justify the need for a 3/4" irrigation meter. The 5/8"x3/4" meter is a 5/8" water meter with 3/4" inlet/outlet fitting connections and is typical of residential subdivisions. It provides 15 gpm at peak water demand usage.	Unresolved
15.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, an irrigation plan is reference in the HOA irrigation meter callout, but the plan sheet is not included in the provided design plans?	Info Only
16.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please specify onsite proposed fire hydrants as public or private by updating the callout accordingly. Such as proposed public 6" fire hydrant.	Unresolved
17.	Environmental Services James Van	On Sheet 011: Composite Utility Plan, please provide and callout an end of line blow off for the 8" PVC water main. Specifically, the no future extension possible version. Also, the 8" PVC water	Unresolved

	Alstine	main can end just past the lot line of Lot 5/6 instead of extending all the way through Lot 6 if desired. The water service for Lot 6 just needs to be located on Lot 6 (within the 10 ft utility easement), it is not necessarily required to be directly in front of the house.	
18.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please remove PVC from the 8" gate valve callout or revise gate valve to be DI for ductile iron instead.	Unresolved
19.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please revise the proposed inverts for MH-1. Either raise the N invert to be 41.40 ft or lower the E invert to be 41.20 ft so as to ensure that the minimum drop across MH-1 is 0.1 ft.	Unresolved
20.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please update the callouts for all manholes to specify them as eccentric manholes per standard detail 302 (not concentric).	Unresolved
21.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please revise the inverts for MH-3, MH-4, and MH-5 to be as deep as possible so that the County can maximize the possibilities for future connections to MH-3. For instance, if adjacent parcel 19-21-31-300-008A-0000 was to redevelop into a subdivision we could direct their connection through the 15 ft utility easement to MH-3. Please revise MH-5 S invert to be 37.53 ft and the E invert to be 37.63 ft. Please revise MH-4 W invert to be 37.70 ft and the N invert to be 37.80 ft. Please revise MH-3 S invert to be 38.32 ft. The W invert for MH-3 can remain at 38.68 ft since it's less than the maximum drop allowed across a manhole which is 2 ft. The revised inverts for MH-3, MH-4, and MH-5 were calculated using the minimum design slope for 8" gravity sewer which is 0.32% slope.	Unresolved
22.	Environmental Services James Van Alstine	On Sheets 012 and 013: Utility Details, please add the following Seminole County standard details: SD 101, SD 104, SD 108, SD 109, SD 115, SD 204, SD 208, SD 209, SD 210, SD 215, SD 218, SD 301, and SD 302. Please remove the following Seminole County standard details: SD 201, SD 212, and SD 216.	Unresolved
23.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please provide a profile for water main connection extension that occurs within public right of way. Make sure to draw in and callout existing utility lines along the alignment. For the gravity sewer main and water	Unresolved

		main alignments onsite, please provide either a profile, details, or callouts showing pipe conflicts to ensure that minimum vertical separation requirements are met. For example, the 8" PVC water main crosses a 24" corrugated HDPE storm line and a 12" corrugated HDPE storm line. Provide information when any of the following crosses each other: water main, gravity sewer main/laterals, and storm main/laterals. Water service line crossings do not require conflict information.	
24.	Natural Resources Sarah Harttung	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Unresolved
25.	Natural Resources Sarah Harttung	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Unresolved
26.	Natural Resources Sarah Harttung	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov 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: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
27.	Natural Resources Sarah Harttung	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)	Unresolved
28.	Natural Resources Sarah Harttung	Revisit the tree removal plan. With required drainage and grading improvements, many of the trees shown to be saved should be removed.	Unresolved
29.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
30.	Natural Resources Sarah Harttung	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	Info Only

		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.	
31.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
32.	Natural Resources Sarah Harttung	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
33.	Natural Resources Sarah Harttung	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
34.	Natural Resources Sarah Harttung	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
35.	Natural Resources Sarah Harttung	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
36.	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	Info Only

	Sarah Harttung	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)	
37.	Natural Resources Sarah Harttung	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) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
38.	Natural Resources Sarah Harttung	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
39.	Natural Resources Sarah Harttung	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
40.	Natural Resources Sarah Harttung	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
41.	Natural Resources Sarah Harttung	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
42.	Natural Resources Sarah Harttung	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
43.	Natural Resources Sarah Harttung	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)	Unresolved
44.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Unresolved

45.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Unresolved
46.	Natural Resources Sarah Harttung	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f) Contact the review for help with calculations.	Unresolved
47.	Natural Resources Sarah Harttung	Provide the landscaping plan.	Unresolved
48.	Natural Resources Sarah Harttung	Show tree protection measures for construction and development. See informational comments for details.	Unresolved
49.	Natural Resources Sarah Harttung	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
50.	Natural Resources Sarah Harttung	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
51.	Natural Resources Sarah Harttung	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
52.	Natural Resources Sarah Harttung	Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. SCLDC 35.61(c)	Info Only
53.	Natural Resources Sarah Harttung	Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space. SCLDC 30.7.3.2, note 11	Info Only
54.	Planning and Development Annie Sillaway	The Applicant must submit a revision of your Final Engineering Plans based upon comments of the various reviewers.	Info Only

55.	Planning and Development Annie Sillaway	Please provide the gross density calculation.	Unresolved
56.	Planning and Development Annie Sillaway	On the final subdivision plan there are wetland delineations shown, which is not consistent with the Preliminary Subdivision Plan. Will the wetlands that are shown being mitigated? If so, please place a note on the Final Engineering that states, "All wetlands on the subject property will be mitigated". If the wetlands are not being mitigated the net buildable calculation will need to be revised to deduct the wetlands from the net buildable area. Informational: Please note that the Future Land Use is Low Density Residential, which only allows for a total of four (4) dwelling units per net buildable acre.	Unresolved
57.	Planning and Development Annie Sillaway	On the final subdivision plan, lot 5 shows a rear yard setback of 27'; however, the rear yard setback is 30'. Please demonstrate that the building envelopes for each lot meet the building setbacks for the R-1AAA zoning district.	Unresolved
58.	Planning and Development Annie Sillaway	On the final subdivision plan, please provide a school impact analysis table on the plan, and provide the school impact analysis letter. The school capacity availability letter is required at the time of Final Plat.	Unresolved
59.	Planning and Development Annie Sillaway	On the final development plan, please place a note that states how many phases are being proposed for the proposed subdivision.	Unresolved
60.	Planning and Development Annie Sillaway	An irrigation plan shall be submitted to show that 100% of the landscaping is being irrigated. Per Sec. 30.14.18 (b) - The irrigation plan shall include information such as sprinkler head type, pipe size, radius of throw, valve and backflow preventer, and rain sensor device locations. (c) All water use zones shall be indicated on the landscape plan and irrigation plan. Turf areas shall be irrigated on separate zones from trees, shrubs, and ground cover beds. A rain sensor device or switch shall be required on any newly installed automatic irrigation system to prevent irrigation during periods of sufficient rainfall. The use of low-volume, emitter, or target irrigation is preferred for trees, shrubs, and ground cover. Significant irrigation overthrow onto impervious surfaces is prohibited. The use of irrigation systems shall comply with all water use restrictions imposed by law.	Unresolved
61.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be	Info Only

	Amy Curtis	permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	
62.	Public Safety - Addressing Amy Curtis	(POSTING) Residential address numbers are to be a minimum of four (4) inches in height and 1/2" inch in width. SCLDC SEC 90.5(7)	Info Only
63.	Public Safety - Addressing Amy Curtis	(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
64.	Public Safety - Addressing Amy Curtis	(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

65.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
66.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Approved Street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)	Info Only
67.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) This project will require 1 street name. Please submit proposed street names to E911 Administration, Addressing Office for approval. Email: addressing@seminolecountyfl.gov . The approved street name designation is Court Cove or Point (choose one). The approved street name is required to be labeled on the Final Engineering Plan.	Unresolved
68.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) 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 approved street name designations and their proper abbreviations are as follows: Court (CT), Cove (CV), Point (PT)	Info Only
69.	Public Safety - Addressing Amy Curtis	(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
70.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
71.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Town homes/single family residences/single tenant commercial building will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(3)	Info Only

72.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 19-21-31-300-008B-0000 is 1480 Brooks Lane, Oviedo, FL 32765. Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Info Only
73.	Public Safety - Addressing Amy Curtis	(Development Name) We previously approved the subdivision name "GENESIS". Please clarify if this is the intended subdivision name. If another name is intended, please submit proposed subdivision names to addressing@seminolecountyfl.gov for review. 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 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)	Unresolved
74.	Public Safety - Addressing Amy Curtis	(Subdivision Plats) The addressing fee for 11 lots and 1 entry address is \$280.00. 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)	Unresolved
75.	Public Safety - Addressing Amy Curtis	Correct the subdivision name on the Cover Sheet, Fire Truck Access Plan and the Final Subdivision Plan to the approved subdivision name "GENESIS". Remove all other references.	Unresolved
76.	Public Safety - Addressing Amy Curtis	Remove the reference to the address 1480 Brooks LN from the Cover Sheet, Fire Truck Access Plan and the Final Subdivision Plan.	Unresolved
77.	Public Safety - Addressing Amy Curtis	Will the existing single family home be demolished?	Unresolved

78.	Public Safety - Fire Marshal Matthew Maywald	TRA shows apparatus going all the way up near the sidewalk. Please revise.	Unresolved
79.	Public Safety - Fire Marshal Matthew Maywald	"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 2 1/2 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"	Unresolved
80.	Public Safety - Fire Marshal Matthew Maywald	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
81.	Public Safety - Fire Marshal Matthew Maywald	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 Entire culdesac shall have striping and no parking signage as it is part of the emergency vehicle turn around.	Unresolved
82.	Public Safety - Fire Marshal Matthew Maywald	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	Unresolved

		Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	
83.	Public Safety - Fire Marshal Matthew Maywald	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
84.	Public Safety - Fire Marshal Matthew Maywald	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved
85.	Public Works - Impact Analysis Arturo Perez	No TIS Report is Required, PM peak trips generated (10) are less than requirement (50)	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Environmental - Impact Analysis	Approval	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering		Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Corrections Required	Phil Kersey 407-665-7460 Pkersey@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:
1/15/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Jim, Annie, Amy, Matthew, Sarah, James,

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

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml>

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	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	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