

**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>PARKWAY - PRE-APPLICATION</b>	<b>PROJ #: 24-80000132</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/14/24	
RELATED NAMES:	EP BENJAMIN BECKHAM	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	29-19-30-300-0280-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 336 APARTMENT UNIT AND MEDICAL OFFICE ON 21.61 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
NO OF ACRES	21.61	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
FUTURE LAND USE-	HIPTI	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
BENJAMIN BECKHAM MADDEN, MOORHEAD & STOKES 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM	BENJAMIN BECKHAM MADDEN, MOORHEAD & STOKES 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.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.

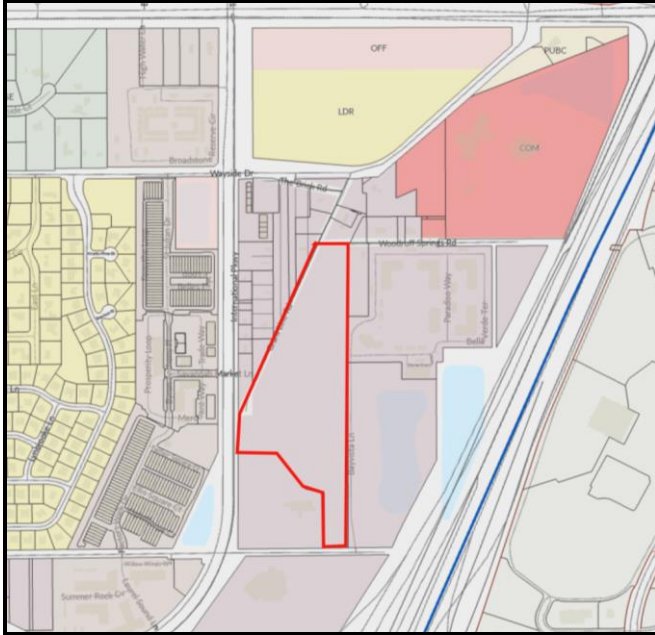
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

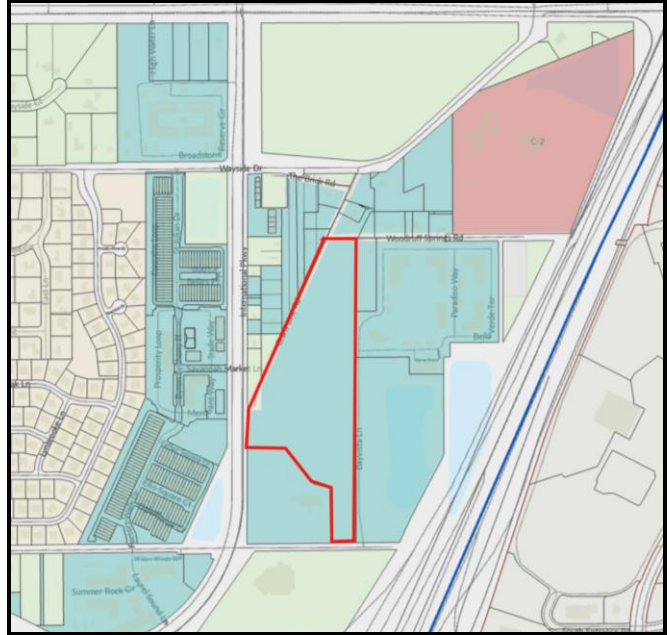
- The subject site is known as Lot/Tract 2 of the International Parkway Medical Center PD. The PD was approved in 2017 permitting a free-standing emergency room, a hospital, professional and medical office, hotel, and subordinate commercial uses with an overall maximum allowable floor area ratio of 1.0.

## PROJECT AREA ZONING AND AERIAL MAPS

HIP-TI FLU



PD (PLANNED DEVELOPMENT) ZONING



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The project must conform the buffer requirements in DO#17-20500009. A 15' buffer is required on all boundaries except for along International Parkway, where a 25' buffer is required. The opacity of each buffer will be determined at time of site plan review and will be based on the Seminole County Land Development Code Part 11. Per the DO, a wall or berm will not be required within the buffer areas.	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	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
8.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
11.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only

12.	Comprehensive Planning	The proposed residential use is not allowed in the HIP-TI Future Land Use. High density residential uses are allowed only as ancillary to target industry uses and must be functionally and physically integrated into project components, comprising less than 50% of the total square footage of any such project.	Info Only
13.	Comprehensive Planning	Please see FLU Exhibit 36 for the allowable target industry uses for the HIP-TI Future Land Use.	Info Only
14.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the east side of Bayvista Lane. There is a 20" PVC potable water main running along the east side of International Parkway. There appears to be an 8" PVC water main stub out on parcel 29-19-30-300-028A-0000 that was intended to service the hospital expansion on parcel 29-19-30-300-0280-0000.	Info Only
15.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC sanitary sewer gravity main and manhole near the western property boundary of parcel 29-19-30-300-0280-0000 in International Parkway right of way. There is a 6" PVC sanitary sewer force main running along the east side of Bayvista Lane. The developer would have to build a lift station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
16.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 10" PVC reclaim main running along the east side of Bayvista Lane. There is a 20" DIP reclaim main running along the west side of International Parkway.	Info Only
17.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "Grantline Road Utility Record Drawings 2000", "HCA Florida Hospital Utility Record Drawing 2017", and "Integra Crossings Utility Record Drawings 2021" files in the Resources folder on eplan for reference. If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml</a> . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
18.	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

19.	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
20.	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
21.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	Natural Resources	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)	Info Only
24.	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
25.	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
26.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
27.	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

28.	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
29.	Planning and Development	The subject site is known as Lot/Tract 2 of the International Parkway Medical Center PD. The PD was approved in 2017 permitting a free-standing emergency room, a hospital, professional and medical office, hotel, and subordinate commercial uses with an overall maximum allowable floor area ratio of 1.0. Per the approved Development Order, development of Lot/Tract 2 that does not include a hospital will require a PD major amendment rezone.	Info Only
30.	Planning and Development	<p>The subject property has a Higher Intensity Planned Development-Target Industry (HIP-TI) future land use designation, which allows a maximum F.A.R of 1.5.</p> <p>The purpose and intent of the Higher Intensity Planned Development-Target Industry (HIP-TI) future land use designation is the identification of sites along the north I-4 Corridor where locational factors and higher land values tend to attract higher intensity development, and services and facilities are programmed to accommodate a range of nonresidential employment-oriented uses offering higher paying jobs, and to allow supportive residential uses.</p>	Info Only
31.	Planning and Development	<p>Per Seminole County Comprehensive Plan Policy FLU 4.5.3, residential uses in the HIP-TI FLU shall be ancillary to target industry uses and must represent less than fifty (50) percent of the total square footage of any such project.</p> <p>Residential uses must be functionally and physically integrated into project components. Residential uses that are functionally integrated into a project are residential uses that are supportive of the project. Residential uses that are physically integrated within a project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways.</p> <p>Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. The Applicant must demonstrate compliance with Policy FLU 4.5.3.</p>	Info Only
32.	Planning and Development	A PD Major Amendment Rezone may take between 5 -6 months and involves a public hearing with the Planning & Zoning Commission Board followed by a public hearing with the Board of County Commissioners.	Info Only
33.	Planning and Development	<p><b>Community Meeting Procedures Section 30.49.</b></p> <p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC</p>	Info Only

		<p>Sec.30.49 Community Meeting Procedure (Ordinance #2021-30).</p> <p>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.</p> <p>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).</p>	
34.	Planning and Development	<p>A minimum of 25% open space shall be required.</p> <p>Per Seminole County Land Development Code Sec.30.14.2.3(f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.</p>	Info Only
35.	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 concurrency is submitted to P&amp;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.</p>	Info Only
36.	Planning and Development	<p>The County shall consider uses or structures proposed within the Planned Development (PD) zoning classification on a case by case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses.</p> <p>Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PD classification, as well as all other features of the PD plan and the plan as a whole.</p>	Info Only
37.	Planning and Development	<p>The proposed project may be required to submit a methodology statement for review to Public Works Engineering before completing a traffic study. Projects, which generate 50 or more peak hour trips, will require a traffic study analyzing a 1/4 mile study area for intersections and a 1 mile study area for roadway segments. If the development has greater than 500 new peak hour trips, it will require</p>	Info Only

		a 1/2 mile study area for intersections and a 2 mile study area for roadway segments. Public Works Engineering reserves the right to add additional intersections in the study that are beyond the 1/4 and 1/2 mile radii if it has known operational issues. A methodology letter is required to be submitted for review and approval prior to submittal of the traffic impact analysis (TIA).	
38.	Planning and Development	All parking, signage, and lighting shall meet the minimum requirements of the Land Development Code.	Info Only
39.	Planning and Development	Per the approved International Parkway Medical Center PD Development Order; One (1) access point onto International Parkway is permitted, and Two (2) access points onto Wilson Road is permitted; the eastern most access point will be for emergency vehicles, employees, and service/delivery vehicles only, and will be designated with the appropriate signage. No access will be granted from Grant Line Road or Woodruff Springs Road.	Info Only
40.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
41.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
42.	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
43.	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
44.	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 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,	Info Only



		18.2.2.2"	
45.	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: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
46.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the northern boundary line of the subject property, where there is an existing stormwater dry retention pond. There is also an existing conveyance swale near and along the western boundary line of the subject property that conveys runoff from the southwest corner to the pond and also serves as a storage and water quality treatment. This pond overflows into the area north of the subject property and into a ditch located along the south side of Wayside Drive. From there, the ditch crosses State Road 46 and continues along the west side of Interstate 4 before merging into Lockhart-Smith Canal. The ultimate receiving body for the basin appears to be the St. Johns River by means of several canals, piped conveyance and wetland conveyance. The pond has been designed to provide the full treatment volume and contain all of the design storm events: mean annual, 100-year/ 24-hour event, 10-year/ 24-hour event, and 25-year/ 24-hour event. A SJRWMD Permit has been issued for this property on 9/19/2017 (Permit Number: 151057-1) as part of the International Parkway Free-Standing Emergency Room (FSER) project, that includes Parcel Number: 29-19-30-300-028A-0000, the property located southwest of the subject property, currently owned by Central Florida Regional Hospital. The pond has a concrete overflow weir set at the 100-year maximum stage; therefore, it only discharges with storm events larger than the 100-year/24 hour storm. The ponds primary means of providing treatment volume recovery attenuating stormwater is through percolation; however, it appears that the pond bottom has been wet since late 2022 (after hurricane Ian). The proposed development on the subject parcel will require modification of the existing SJRWMD Environmental Resource Permit (ERP). The existing stormwater conveyance system to Lockhart-Smith Canal has very limited capacity and has experienced severe flooding in the recent years. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. 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.	Info Only
47.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required	Info Only

		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> .	
48.	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
49.	Public Works - Engineering	<p>It appears that the applicant is proposing three (3) access points to the development; one off International Parkway (through the shared access with the International Parkway Free-Standing Emergency Room) and two off Bayvista Lane. International Parkway is owned and maintained by Seminole County and is functionally classified as Urban Major Collector Road. International Parkway was last resurfaced in 2015, it has Pavement Condition Index (PCI) value of 95, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The Cross Access Easement through the International Parkway Free-Standing Emergency Room (owned by Central Florida Regional Hospital) was recorded in 2017. Sharing this two-way internal roadway with the Emergency Room is of concern, if this facility frequently utilizes it as one of the two primary access points. A Traffic Circulation and Safety Analysis will be required to demonstrate that there will be no adverse impact (traffic delays and safety hazards) on the Emergency Room access driveway and the southbound left turn lane on International Parkway. Bayvista Lane is privately owned and maintained road. It was platted as Access Easement C in 2021, as part of the Integra Crossings development. Bayvista Lane is functionally classified as Local Road and represents an urban section roadway (approximately 24-feet wide pavement, curb and gutter, and 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). Bayvista Lane currently has two curb-cuts for future access to the property east of the road, and the proposed two access points for this development appear to be in line with the existing ones. 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 -</p>	Info Only

		<p>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).</p>	
50.	Public Works - Engineering	<p>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. Seminole County currently adopted prices for paying into the Sidewalk Fund are: \$82.65 per linear feet for 5-foot width and \$92.17 per linear feet for 6-foot width. 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 &amp; 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.</p>	Info Only

51.	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
52.	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
53.	Public Works - Engineering	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.	Info Only
54.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Adamsville-Sparr Fine Sands (94%), Map Unit Symbol 2; and Tavares-Millhopper Fine Sands, 0-5 % slopes (6%), Map Unit Symbol 31. Adamsville-Sparr Fine Sands are classified by the USDA as "Somewhat Poorly Drained" soils. Adamsville Fine Sands constitute 54% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Sparr Fine Sands constitute 36% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 18 to 42 inches and designates the Hydrologic Soil Group as A/D. Minor Component (Immokalee) constitutes 10% of the Map Unit Composition. 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 Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition.	Info Only
55.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from south / southwest to north. The highest ground elevation appears to be 67.0 feet (southeast and southwest corner) and the lowest 55.0 feet (northeast corner).	Info Only
56.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	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 Works - Impact Analysis	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - Engineering	Vladimir Simonovski <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Planning and Development	Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>
Comprehensive Planning	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Building Division	Tony Coleman

## 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.shtml>

### 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.scpafil.org>

### Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

Altamonte Springs

(407) 571-8150

[www.altamonte.org](http://www.altamonte.org)

Casselberry

(407) 262-7751

[www.casselberry.org](http://www.casselberry.org)

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>