

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

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

PROJECT NAME:	MOSHELL SUBDIVISION - PRE-APPLICATION	PROJ #: 24-80000117
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/16/24	
RELATED NAMES:	EP STEPHEN ALLEN	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	27-21-31-300-0010-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 3 SINGLE FAMILY RESIDENTIAL LOTS ON 9.80 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF CHAPMAN RD, EAST OF ALAFAYA TRL	
NO OF ACRES	9.80	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF CHAPMAN RD, EAST OF ALAFAYA TRL	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
JACK MOSHELL 779 E CHAPMAN RD OVIEDO FL 32765 (407) 694-6763 J.M.MOSHELL@REGMASTER.COM	STEPHEN ALLEN, PA CIVILCORP ENGINEERING 630 N WYMORE RD STE 310 MAITLAND FL 32751 (407) 516-0437 SALLEN@CIVILCORPENG.COM	

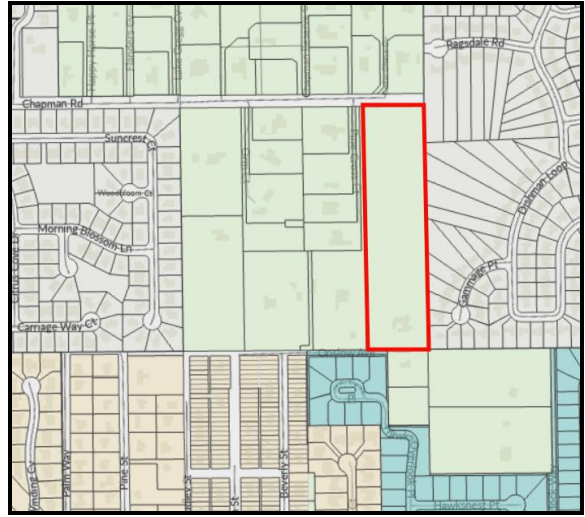
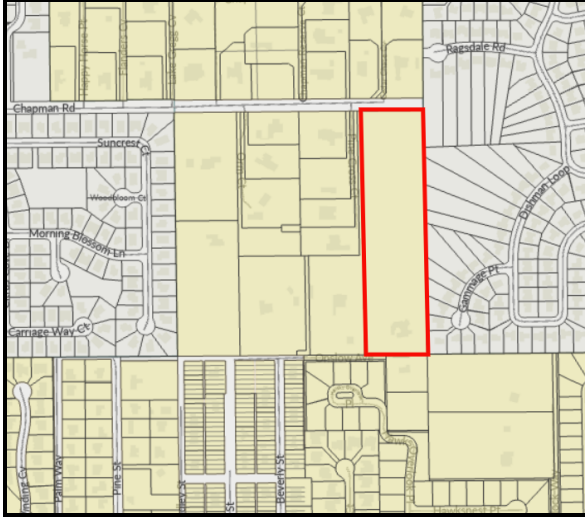
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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](#).

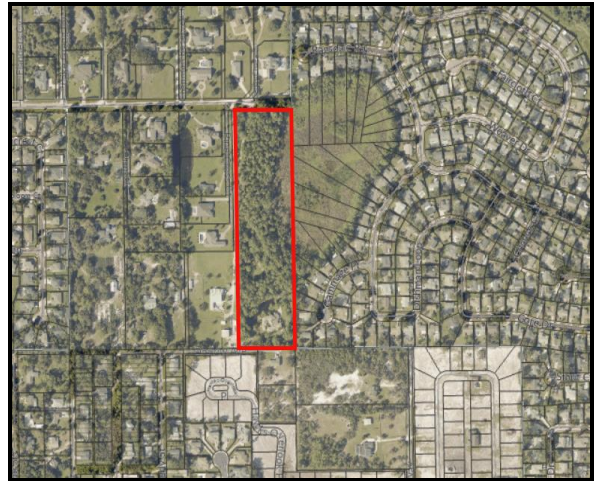
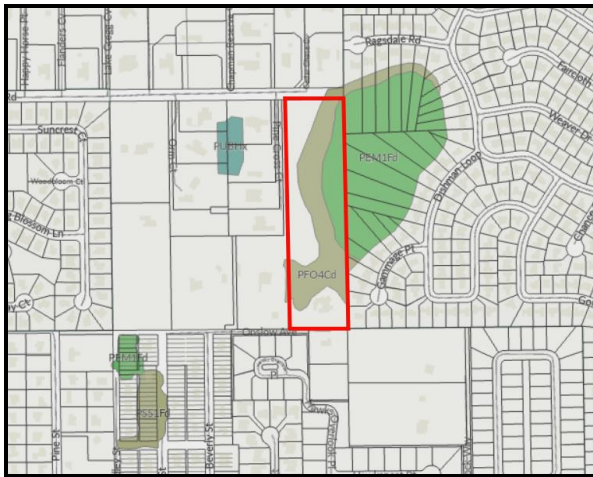
PROJECT MANAGER COMMENTS

- 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



WETLANDS



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 density of four (4) dwelling units per one (1) net buildable acre and allows for a limited list of uses such as group homes, houses of worship, day care, guest cottages, public utilities and public elementary, middle and high schools.	Info Only
5.	Environmental Services	The proposed lots are within Seminole County's potable water service area, but since we do not have any potable water lines nearby, potable water wells will be needed to service them instead. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
6.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them instead. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
7.	Environmental Services	The proposed lots are within Seminole County's reclaim water service area but since there are no reclaim water lines nearby, irrigation will be provided by each lot's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
8.	Environmental Services	Utility access is required to be provided for each of the proposed lots. For instance, the proposed cross access/drainage easement would need to include a utility easement as well.	Info Only

9.	Natural Resources	The proposed development is partially or wholly contained within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
10.	Natural Resources	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. Both the wetlands and upland buffers must be placed within the conservation easement, but the buffer area can be counted towards net buildable area. SCLDC 30.1085	Info Only
11.	Natural Resources	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
12.	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
13.	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
14.	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
15.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
16.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17.	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
18.	Natural	In the case of a subdivision development, an application for an arbor	Info Only

	Resources	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)	
19.	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
20.	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
21.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
22.	Planning and Development	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.	Info Only
23.	Planning and Development	The proposed development of a four (4) lot single family residential subdivision under the A-1 (Agriculture) zoning classification requires approval of the Subdivision process. Subdivision Process: • 1st Step - Approval of the Preliminary Subdivision Plan (PSP) which must be approved by Staff and the Planning & Zoning Board as a technical review item. • 2nd Step- Approval of the Final Engineering Plans; may be submitted once the PSP is under review. • 3rd Step - Approval of the Final Plat; may be submitted once Final Engineering Plans are in review. The Final Plat must be approved by Staff and the Board of County Commissioners as a consent agenda item.	Info Only

24.	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> <ul style="list-style-type: none"> • Each newly created lot must have a minimum of 1 acre exclusive of wetlands and floodplain. • Each newly created lot must have a minimum of 20 feet of frontage on a road that meets county standards. 	Info Only
25.	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&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
26.	Planning and Development	<p>Building setbacks for the A-1 (Agriculture) zoning classification: Front Yard - 50 feet Side Yard - 10 feet Rear Yard - 30 feet.</p>	Info Only
27.	Planning and Development	<p>The maximum allowable building height under the A-1 zoning district is 35 feet.</p>	Info Only
28.	Planning and Development	<p>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.</p>	Info Only
29.	Planning and Development	<p>At time of Final Plat, all post development wetlands and floodplain shall be dedicated as a conservation easement.</p>	Info Only
30.	Public Safety - Fire Marshal	<p>Type of use and size of building may require fire sprinklers and fire alarms.</p>	Info Only
31.	Public Safety - Fire Marshal	<p>Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p>	Info Only
32.	Public Safety - Fire Marshal	<p>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</p>	Info Only
33.	Public Safety - Fire Marshal	<p>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</p>	Info Only
34.	Public Safety - Fire Marshal	<p>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</p>	Info Only

35.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Info Only
36.	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
37.	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
38.	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, 16.5.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	Info Only
39.	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. Based on the available County data, approximately 63% of the site appears to be in wetlands. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP (if residential not in the WRPA) or SJRWMD (if residential in the WRPA or if in a Commercial plat). The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional	Info Only

		wetland boundaries.	
40.	Public Works - Engineering	The proposed project is located within the Little Econlockhatchee Drainage Basin.	Info Only
41.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly EauGallie and Immokalee Fine Sands (72%), Map Unit Symbol 13; Paola - St. Lucie Sands, 0-5 % slopes (14%), Map Unit Symbol 24; and Basinger, Samsula, and Hontoon Soils, Depressional (14%), Map Unit Symbol 10. EauGallie and Immokalee Fine Sands are classified by the USDA as "Poorly Drained" soils. EauGallie Fine Sands constitute 56% 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. Immokalee Fine Sands constitute 35% 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. Minor Components (Malabar) constitute 9% of the Map Unit Composition. Paola - St. Lucie Sands, 0-5 % slopes, are classified by the USDA as "Excessively Drained" soils. Paola Sands constitute 52% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. St. Lucie Sands constitute 43% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. Minor Components (Tavares) constitute 5% of the Map Unit Composition. Basinger, Samsula, and Hontoon Soils, Depressional, are classified by the USDA as "Very Poorly Drained" soils. Basinger Soils constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Samsula Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Hontoon Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Minor Components (Felda, EauGallie, Smyrna, Myakka, and St. Johns) constitute 12% of the Map Unit Composition.	Info Only
42.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from west, south, and north to east/northeast. The highest ground elevation appears to be 72.0 feet (southeast) and the lowest 63.0 feet (northeast).	Info Only
43.	Public Works - Engineering	Based on the preliminary review, the subject property appears to outfall to the wetlands located in the northeast section of the property and, subsequently, to a major depression area in the Alafaya Woods subdivision. The Alafaya Woods depression area appears to be a landlocked basin, without positive outfall. 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	Info Only

		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.	
44.	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 www.sjrwmd.com .	Info Only
45.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
46.	Public Works - Engineering	The primary access to the subject property is through East Chapman Road. The section of the road between State Road 434 (Alafaya Trail) and Lake Gregg Cove is owned and maintained by the City of Oviedo. E. Chapman Road in this section is functionally classified as Local Road and represents an urban section roadway (24-foot wide pavement, curb and gutter, and pedestrian concrete sidewalk along the entire south side and large section of the north side). The section of the road between Lake Gregg Cove and Cedar Chase Cove is owned and maintained by Seminole County. E. Chapman Road in this section is also functionally classified as Local Road and represents a rural section roadway (18-feet to 19-feet wide pavement, no curb and 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). This section of E. Chapman Road was last inspected in 2023, it has Pavement Condition Index (PCI) value of 92 to 95, and 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). Special consideration will be given to this project since the western adjacent property has an existing driveway abutting the western boundary line of the subject property. 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.	Info Only

		(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).	
47.	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. Therefore, pedestrian concrete sidewalk shall be constructed along the entire property frontage (south side of E. Chapman Road). 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
48.	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	Info Only

similar facilities shall not be permitted within the drainage easements.

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 mmaywald@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Building Division Review Coordinator	Jay Hamm
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
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

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

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

Other Resources:

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