

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	NIKOLIC HOME - SMALL SCALE FUTURE LAND USE AMENDMENT	PROJ #: 24-10000001
APPLICATION FOR:	PZ - LAND USE AMENDMENT (W/O REZONE)	
APPLICATION DATE:	12/16/24	
RELATED NAMES:	12.24SS.02	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	02-20-29-300-0130-0000	
PROJECT DESCRIPTION	PROPOSED SSFLUA FROM PUB-G TO SE FOR A SINGLE FAMILY RESIDENTIAL HOME ON 2.60 ACRES LOCATED ON THE WEST SIDE OF MARKHAM WOODS RD, SOUTH OF MARKHAM RD	
NO OF ACRES	2.60	
BCC DISTRICT	5: Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF MARKHAM WOODS RD, SOUTH OF MARKHAM RD	
FUTURE LAND USE-	PUBG	
APPLICANT:		CONSULTANT:
LONNIE GROOT STENSTROM LAW FIRM 300 INTERNATIONAL PKWY STE 100 LAKE MARY FL 32746 (386) 748-3685 LGROOT@STENSTROM.COM		N/A

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

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

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required: FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan or other development application review, if necessary.	Info Only
2.	Buffers and CPTED	Comment Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LA_SCBU	Info Only
3.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
4.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
5.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
7.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
8.	Comprehensive Planning	Please submit the following forms completed: Attachment A Text Section, Attachment A Public Facility Worksheets, School Impact Analysis. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml	Unresolved
9.	Comprehensive Planning	Review for consistency cannot be completed until the Attachment A worksheet and text section sheets are submitted. Additional comments may be generated once the application is sufficient for review.	Unresolved
10.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect in the future. The nearest connection point is a 12" PVC potable water main running along the east side of Markham Woods Road.	Info Only
11.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but it will not be required to connect. The nearest connection point is an 8" PVC force main running along the west side of Markham Woods Road. This force main would have to be extended about 75 ft north to reach the property line of this development. The developer would have to build a private lift station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
12.	Environmental Services	The other option for servicing sewer to this development is to utilize an onsite sewage treatment and disposal system (OSTDS) aka septic system. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1)	Info Only

		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.	
13.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and will be required to connect in the future. The nearest connection point is a 20" DI reclaim main running along the east side of Marham Woods Road.	Info Only
14.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
15.	Natural Resources	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
16.	Natural Resources	Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
17.	Natural Resources	The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.	Info Only
18.	Natural Resources	Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site. SCLDC 30.10.5.10(a)(1)	Info Only
19.	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
20.	Natural Resources	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	Unresolved
21.	Planning and Development	A community meeting is required. Please see the following requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf It is recommended to submit a draft of the community meeting notice to the project manager prior to sending in order to ensure compliance with requirements.	Unresolved
22.	Planning and Development	Please submit the attachment A for the Future Land Use Map Amendment application: https://www.seminolecountyfl.gov/core/fileparse.php/3207/urllt/Attachment-A-Text.pdf https://www.seminolecountyfl.gov/core/fileparse.php/3207/urllt/Future-Lane-Use-Attachment-A-Worksheets.pdf	Unresolved
23.	Planning and Development	Please provide a School Impact Analysis from the Seminole County School Board: 407-320-0583 https://www.scps.k12.fl.us/district/departments/planning_design	Unresolved

		and construction services/facilities planning/public school concurrency	
24.	Planning and Development	This property is located within the Wekiva River Protection Area. Please provide a completed Wekiva River Area Consistency Form: https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WevikaRiverAreaConsistencyFormNovember2024ADA.pdf	Unresolved
25.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
26.	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
27.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
28.	Public Safety - Fire Marshal	Future building shall require: 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
29.	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
30.	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
31.	Public Safety - Fire Marshal	Please show Fire Department access and the clear road width proposed for access to this home. Fire department access roads shall have an unobstructed clear width of not less than 12 feet per NFPA 1, 18.2.3.5.1.1.	Info Only
32.	Public Safety - Fire Marshal	Please verify if there will be any gates to access the home. Gates shall be a minimum 14 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch shall be provided. All in accordance with NFPA 1, chapter 18.	Info Only
33.	Public Works - County Surveyor	The GPR report is incomplete and not useful as it does not show where they actually performed their work. a better map showing where they were able to perform the GPR would be helpful. what was submitted was a generalized area along with the fact that the area is heavily treed and the admitted limits of GPR make me wonder the value of the work.	Info Only
34.	Public Works - County Surveyor	Reviewing the tax deed paper work while i had a concern that the property to the west is essentially land locked further work should be done to determine if this property created the land lock.	Info Only
35.	Public Works - Engineering	No specific issues noted for traffic and stormwater for the small-scale future land use amendment.	Info Only
36.	Public Works - Engineering	Note that the property cannot be split in the future as there is not enough frontage on Markham Woods Road.	Info Only

AGENCY/DEPARTMENT CONTACT AND REVIEW 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	Email	Phone	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7388	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	Review Complete Recommend Approval
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental-Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Approved
Public Safety-Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Review Complete Recommend Approval
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required
Public Works – County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
01/16/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Maya Athanas, Sarah Harttung, Kaitlyn Apgar

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	(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