

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

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771
Comment Document – Initial Submittal

PROJECT NAME:	SKYWATER - PSP	PROJ #: 26-55100002
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	3/27/26	
RELATED NAMES:	EP TOM FABER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	26-19-29-300-0150-0000++	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION FOR 3 SINGLE FAMILY HOME DEVELOPMENT ON 25.33 ACRES	
NO OF ACRES	25.33	
BCC DISTRICT	5 - ANDRIA HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF LAKE MARKHAM DR, NORTH OF S SYLVAN LAKE DR	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
GILBERT MILLER 760 LAKE MARKHAM RD SANFORD FL 32771 (407) 595-1566 [REDACTED]	TOM FABER FABER ENGINEERING INC 3165 MCCRORY PL ORLANDO FL 32803 (407) 595-1566 [REDACTED]	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

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	Please advise, use of sod within the forty-foot buffer shall be discouraged. Sod shall only be used for erosion control purposes and shall be of a drought tolerant variety.	Info Only
2.	Buffers and CPTED	Within the fort-foot buffer, no existing canopy trees shall be removed unless approved by the Planning Manager because the removal is necessary to provide access, the tree is diseased or removal is required to address public safety requirements.	Info Only
3.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
4.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
5.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
6.	Comprehensive Planning	Please add the net buildable area for each proposed lot.	Unresolved
7.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
8.	Environmental Services	On Sheet C1.0: Cover Sheet, please update the utility provider contact information to be water and reclaim as well as update the phone number to be (407) 665-2024.	Unresolved
9.	Environmental Services	Seminole County Utilities has no objections with the proposed lot line configurations and utility easement(s).	Info Only
10.	Environmental Services	On Sheet C3.0: Preliminary Subdivision Plan, please update note 17 to the following: Reclaim irrigation to be provided by Seminole County.	Unresolved
11.	Environmental Services	Sheet C4.0: Utility and Drainage Plan, please remove the 2" PE from the water service connection callouts. These lots will actually be serviced by 1" service saddles, 1" PE tubing, and 5/8"x3/4" water meters which is typical for single-family residences. This level of detail/callouts can hold off for the final engineering plan.	Unresolved
12.	Environmental Services	Sheet C4.0: Utility and Drainage Plan, please draw-in and callout the 12" reclaim water main running along the east side of Lake Markham Rd. Similar to the water service connections, please draw-in and callout the reclaim irrigation connections for each lot. Since reclaim irrigation is readily available for each lot, they will be required to connect. Individual irrigation wells will not be acceptable.	Unresolved
13.	Planning and Development	The shed and boat ramp on Lot 2 cannot remain as a standalone structures on a lot by themselves. These are considered accessory structures and require a principal building. Please readjust to include the shed on Lot 1 or make a note that it will demolished. Please make a note that the boat ramp will be demolished/removed.	Unresolved
14.	Planning and Development	Please provide a School Impact Analysis (SIA). At the time of Final Plat submittal, an approved School Concurrency	Unresolved

		"SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0560 or jford@scps.k12.fl.us .	
15.	Planning and Development	On the Site Plan page, please show the net buildable acreage of each lot in accordance with the following that the definition of net buildable acreage; the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Unresolved
16.	Planning and Development	On the Site Plan page, please add a note that states the subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).	Unresolved
17.	Planning and Development	Please add a note on the Site Plan stating this property is located in the Lake Markham Scenic roadway corridor and will comply with code provisions of SCLDC Sec. Sec. 30.10.6.	Unresolved
18.	Public Safety - Addressing	(Development Name) SKYWATER has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). 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) (email:addressing@seminolecountyfl.gov).	Info Only
19.	Public Safety - Addressing	Comments will be provided with future reviews.	Info Only
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	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
22.	Public Safety - Fire Marshal	Future building shall require : 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 Future driveways shall be a minimum 12 ft wide.	Info Only
23.	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
24.	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
25.	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the	Info Only

		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	
26.	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
27.	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
28.	Public Works - County Surveyor	The boundary survey did not break down the section to let me know that they are in the right place. As the descriptions are fractional at a minimum the 1/4's must be run out.	Unresolved
29.	Public Works - County Surveyor	The county should not approve the use of the existing drive without an ingress egress easement as it encroaches over 3 separate properties.	Info Only
30.	Public Works - Engineering	It appears that the lot 1 existing driveway is partially off the property. Does this driveway have formal easements over it? if not the driveway either needs to be moved into the property or get easements.	Unresolved
31.	Public Works - Engineering	Please provide additional ROW along the property frontage. Per the Public Works Engineering Manual, a local Rural section is required to have 80' of ROW. Please match the ROW to the south and take it all the way to the north property line.	Unresolved
32.	Public Works - Engineering	The Lot 3 driveway will be too close to the park entrance. It will also not meet the 200' separation requirements. Please provide a common driveway at the lot line of lot 2 and lot 3.	Unresolved
33.	Public Works - Impact Analysis	No TIS Report is Required, PM peak trips generated (3) are less than requirement (50).	Info Only
34.	Public Works - ROW Review	The half right-of-way width for Lake Markham Road (adjacent to the subject parcels) as depicted on the topographical & tree survey from Ireland & Associates Surveying, Inc. and with the latest revision date of 3/26/2026 concurs with our records.	Resolved

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Approved
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Approved
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Approved
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works- ROW Review	Neil Newton	nnewton@seminolecountyfl.gov	407-665-5711	Approved
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Approved

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
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4/16/2026	<p>The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i></p>	<p>Kaitlyn Apgar, Maya Athanas, James Van Alstine, Jim Potter, Raymond Phillips, Amy Curtis</p>
<p>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</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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.scpafll.org