

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

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

PROJECT NAME:	WINTER PARK TOWNHOMES - PRE-APPLICATION	PROJ #: 25-8000041
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/28/25	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	26-21-30-300-009A-0000+	
PROJECT DESCRIPTION:	PROPOSED SUBDIVISION FOR A 22 TOWNHOME UNIT COMPLEX ON 3.14 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF GRAND RD, SOUTH OF DIKE RD	
NO OF ACRES	3.14	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF GRAND RD, SOUTH OF DIKE RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM	N/A	

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 property has a Future Land Use of Low Density Residential (LDR) and a Zoning classification of A-1 (Agriculture).
- Staff recommends a Rezone to Missing Middle (MM); however, the proposed development is limited to the maximum allowable density under the Low Density Residential Future Land Use designation of four (4) dwelling units per net buildable acre or up to seven (7) dwelling units per net buildable acre if the project is developed as affordable housing.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the	Info Only

		design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLAD_ECO_CH30ZORE_PT67LASCBU	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	Subject site has a Future Land Use of LDR which allows 4DU/AC or maximum of 7DU/AC with affordable housing per Policy HSG 3.3	Info Only
5.	Comprehensive Planning	A rezone to Missing Middle (MM) could be allowed with LDR (Low Density Residential) without a land use amendment but would be limited to LDR density maximum. Townhomes are allowed in Missing Middle (MM) zoning. (Per LDC Sec. 30.8.3. - MM Missing Middle District and Alternative Standards)	Info Only
6.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 10" asbestos concrete (AC) potable water main running along the east side of Grand Road. The next closest connection point is an 8" PVC potable water main running along the south side of Garden Lake Road. Please note that parcel 26-21-30-502-0R00-0000 lies in-between this development and Garden Lake Road so a utility easement would be required from the owner of parcel 26-21-30-502-0R00-0000 to run a potable water line through their property.	Info Only
7.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect based off of the proposed sewer demand intensity. The nearest force main connection point is an 8" PVC force main running along the west side of Grand Road. A force main connection would require the developer to build a public lift station to pressurize the sanitary sewer discharge to connect to our system. The nearest gravity sewer main connection point is a manhole with roughly 6 ft of cover to the invert on the north side of the Princess Gate Road/Hampshire Court intersection. There is also a manhole with roughly 5 ft of cover to the invert on the southwest side of the Garand Road/Olde Wharf Run intersection.	Info Only
8.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this	Info Only

		development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	
9.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "Garden Lake Estates Water Distribution System 1977", "Woodcrest Unit 5 (Grand Road) 1973", "Howell Estates 1979", and "Pelican Bay 1981" files in the Resources folder on eplan for reference.	Info Only
10.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . 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. A request form will be sent out to our department inbox for review, and we'll get back to you 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
11.	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
12.	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
13.	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
14.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
15.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
16.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property	Info Only

		owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	
17.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
18.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
19.	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
20.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
21.	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
22.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of preserved protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
23.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
24.	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
25.	Natural Resources	In the case of any development which requires site	Info Only

		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)	
26.	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
27.	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
28.	Natural Resources	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.	Info Only
29.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
30.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
31.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
32.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
33.	Natural Resources	The site has favorable conditions for gopher	Info Only

		tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	
34.	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
35.	Planning and Development	The proposed use is not permitted in the current A-1 (Agriculture) zoning district designation. and will require Rezoning.	Info Only
36.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
37.	Planning and Development	The purpose of the Missing Middle District and Alternative Standards is to encourage a wider range of housing choices in central locations accessible to services. This includes permitting smaller units and more compact site plans to increase affordability without subsidies. https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.3MMMIMIDIALST	Info Only
38.	Planning and Development	Per Sec. 30.8.3.3 Review of Development Proposals (a) – A Final Development Plan Required. Prior to subdivision or site plan approval, the applicant must submit a final development plan consistent with the development criteria and limitations in the Missing Middle and Alternative standards and any conditions of approval. This plan must be reviewed and approved by the Development Services Director or designee. (b) Building Elevations Required. Prior to subdivision or site plan approval, the applicant must submit building elevations for all proposed Missing Middle Housing Typologies for review by the Development Services Director or designee.	Info Only

39.	Planning and Development	Per Sec. 30.8.3.7 - the Missing Middle District, has site regulations requirements.	Info Only
40.	Planning and Development	A minimum of twenty-five (25) percent open space is required of the gross site area.	Info Only
41.	Planning and Development	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
42.	Planning and Development	<p>Seminole County requires community meetings for all Rezones.</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). 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>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. 30.3.4.2(e) - 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>	Info Only
43.	Planning and Development	New Public Notification Procedures are required for all Rezones. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
44.	Planning and Development	Net buildable area is defined as 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 or flood prone areas.	Info Only
45.		***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	Info Only

		directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us@scps.k12.fl.us.	
46.	Planning and Development	<p>Rezone and Subdivision steps:</p> <p>1st Step –is approval of the Missing Middle Rezone which includes the Development Plan. This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC), which may take between 3-4 months depending on the review and agenda date deadlines.</p> <p>2nd Step (if, subdividing) - Approval of the Preliminary Subdivision Plan (PSP) which must be approved by Staff and the Planning & Zoning Board as a technical review item. If the Applicant is not subdivion is proposed, this step may skipped and proceed to Final Engineering.</p> <p>3rd Step- Approval of the Final Engineering Plans; may be submitted once step one has completed a review cycle has been completed by Staff.</p> <p>4th Step (if, subdividing) - 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.</p>	Info Only
47.	Public Safety - Fire Marshal	<p>1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).</p>	Info Only
48.	Public Safety - Fire Marshal	<p>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: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft</p>	Info Only
49.	Public Works - Engineering	<p>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.</p>	Info Only

50.	Public Works - Engineering	Based on the available County data, approximately 10% 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 wetland boundaries.	Info Only
51.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
52.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5 % slopes (69%), Map Unit Symbol 31, Myakka and EauGallie Fine Sand (18%), Map Unit Symbol 20; and Basinger, Samsula, and Hontoon Soils, Depressional (13%), Map Unit Symbol 10. Tavares and similar soils (58%) are classified by the USDA as "Moderately Well Drained" soils. 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 and similar soils (32%) are classified by the USDA as "Moderately Well Drained" soils. 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 soil components are Candler (3%), Astatula (2%), Myakka (2%), Felda (2%), and Pomello (1%). Myakka Fine Sand (58%) are classified by the USDA as "Poorly Drained" soils. 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. EauGallie Fine Sand soils (32%) are classified by the USDA as "Poorly Drained" soils. 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 soil components are Pompano, flooded (5%) and Basinger (5%). Basinger, Depressional soils (58%) are classified by the USDA as "Very Poorly Drained" soils. 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, Depressional soils (15%) are classified by the USDA as "Very Poorly Drained" soils. 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, Depressional soils (15%) are classified by the USDA	Info Only

		as "Very Poorly Drained" soils. 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 soil components are Felda (3%), EauGallie (3%), Smyrna (2%), Myakka (2%), and St. Johns (2%).	
53.	Public Works - Engineering	Based on the preliminary review, the site appears to outfall to the wetlands located in the southwest section of the subject properties and, subsequently, to the wetlands located south of Garden Lake Boulevard and Garden Lake. There is an existing Seminole County stormwater conveyance system that conveys stormwater from the properties north of Garden Lake Boulevard to the wetlands located south of this road. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements.	Info Only
54.	Public Works - Engineering	A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
55.	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 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
56.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
57.	Public Works - Engineering	The primary access point to the subject properties is Garden Lake Boulevard which is functionally classified as a Local Road and was last resurfaced in 2017. The roadway geometry and structure meet the current Seminole County standards. Garden Lake Boulevard is currently not programmed to be improved according to the Seminole County 5-year Capital Improvement Program. An alternative access point to the subject properties is Grand Road which is also functionally classified as a Local Road and was last resurfaced in 2021. The roadway geometry and structure meet the current Seminole County standards. Grand Road is currently not programmed to be improved according to the Seminole County 5-year Capital Improvement Program.	Info Only
58.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning	Info Only

		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).	
59.	Public Works - Engineering	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).	Info Only
60.	Public Works - Engineering	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). Per the Seminole County Public Works Engineering Manual - Section 1.11.1.A. (Required Right-of-Way and Pavement Widths) the minimum pavement width in an urban area is 20 feet, while the minimum Right-of-Way width for residential developments with less than 50 lots in an urban area is 46 feet. 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).	Info Only
61.	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.	Info Only

		Therefore, pedestrian concrete sidewalk shall be constructed along the entire property frontage (north side of Garden Lake Boulevard and east side of Grand Road). The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction. 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.	
62.	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
63.			

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7386 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff (407) 665-7336 jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407)665-5730 wwarton@seminolecountyfl.gov

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