

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:	THE OVIEDO FARM - SITE PLAN	PROJ #: 25-0600012
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	3/14/25	
RELATED NAMES:	EP RAVEN LOWRY	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	25-20-31-5BA-0000-179A++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A RESIDENTIAL HOME AND AGRICULTURAL USE BUILDINGS ON 21.60 ACRES IN THE A-10 ZONING DISTRICT LOCATED ON THE EAST SIDE OF ELM ST, NORTH OF INDEPENDENCE AVE	
NO OF ACRES	21.60	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	A-10	
LOCATION	ON THE EAST SIDE OF ELM ST, NORTH OF INDEPENDENCE AVE	
FUTURE LAND USE-	R10	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
AL PORTUGAL THE OVIEDO FARM LLC 3001 ALOMA AVE STE 310 WINTER PARK FL 32792 (407) 709-7366 APORTUGAL1@APCPTRADING.COM	RAVEN LOWRY COMMON OAK ENGINEERING LLC 4020 EDGEWATER DR ORLANDO FL 32804 (407) 951-5915 PERMITS@COMMONOAKENGINEERING.COM	

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.

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.

Project Manager Comment:

- Per the Property Appraisers, there does not appear to be an agricultural exemption. Any use of the property for Agritourism activities (defined per F.S. 570.85) would not be allowable since there is not a bona fide agriculture function and subsequent tax exemption. Any proposed use of the property would be governed by the Seminole County Land Development Code (SCLDC) and Seminole County Comprehensive Plan.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please provide the quantities for each plant provided.	Unresolved
2.	Buffers and CPTED	Please clarify the use/s proposed. Landscape buffers are not required for residential homes; however, depending on the proposed uses there may be landscape buffer requirements. Additional comments may be generated upon resubmittal.	Unresolved
3.	Buffers and CPTED	Parking lot landscaping shall be in compliance with SCLDC Sec. 30.14.13. Please show compliance and provide planting area values in square feet. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA	Unresolved
4.	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
5.	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
6.	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
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.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
9.	Comprehensive Planning	Clearly list the type and use of each building on the overall site plan. Create a list for each parcel.	Unresolved
10.	Comprehensive Planning	The subject property has an R-10 (Rural 10) Future Land Use designation, which allows up to 1 (one) dwelling unit, and 1 (one) accessory dwelling unit per 10 (ten) net buildable acres. Indicate the quantity and locations of all dwelling units on each parcel. Demonstrate the density is not exceeding the maximum.	Unresolved

11.	Comprehensive Planning	Indicate the total net buildable acreage of each parcel. Net buildable is defined as: 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
12.	Comprehensive Planning	The Rural-10 Future Land Use category permits the following uses: A. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; B. Rural residential development at a density equal to or less than one dwelling unit per 10 net buildable acres; one dwelling unit per five buildable acres when utilizing the R-10 density bonus; or one free standing mobile/manufactured home and accessory uses per 10 net buildable acres; C. Publicly and privately owned parks and rural recreation facilities; D. Civic assembly, country clubs (over 10 acres in size) and home occupations; E. Public elementary schools; and F. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, other and public structures. When listing the use of each building, indicate which of these uses it falls into.	Unresolved
13.	Comprehensive Planning	Indicate which structures are existing vs proposed.	Unresolved
14.	Comprehensive Planning	Per 30.6.1.4 Accessory buildings in agricultural zones. Buildings or structures which are intended for use or used for the housing or shelter of livestock or with the operation of an agricultural use or commercial kennels shall observe a minimum setback of fifty (50) feet from any property line and be spaced a minimum of one hundred (100) feet from any residence on an adjacent lot or parcel. Indicate consistency by listing each structure and use, and listing the setback for each structure individually. Create a list for each parcel. The setbacks must be measured from each parcel line. Many structures appear to be close to adjacent property lines. Staff recognizes the parcels are included on the same site plan, but all property lines remain and setbacks must conform. If the owners desires to combine the properties to eliminate the internal setbacks, only one dwelling unit and one accessory dwelling in total for the entire project will be allowed.	Unresolved
15.	Comprehensive Planning	Per 30.6.1.4 Accessory buildings in agricultural zones. (a)Buildings or structures which are not intended to be used for the housing or shelter of livestock or fowl and which are accessory to the residential use shall maintain the same front and side yards as the main structure and shall maintain rear yards of a minimum of ten (10) feet. Accessory buildings or structures shall not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line. Indicate consistency by listing each structure and use, and listing the setback for each structure individually. Create a list for each parcel. The setbacks must be measured from each parcel line. Many structures appear to be close to adjacent property lines. Staff recognizes the parcels are included on the same site plan, but all property lines remain and setbacks must conform. If the owners desires to combine the properties to eliminate the internal setbacks, only one dwelling unit and one accessory dwelling in total for the entire project will be allowed.	Unresolved
16.	Comprehensive Planning	Additional comments may be generated based on resubmittal.	Info Only

17.	Environmental Services	On Sheet C6.1: Utility Plan NW, update water service connection utility plan keynote 107 to specify the method of connection such as with a 3"x0.5" tee, update 108 with a 3"x1.5" tee, update 109 with a 3"x1" tee, replace 110 with a 3"x1.5" tee, update 112 with a 1.5" x 1" tee, replace 113 with a 3"x1.5" tee, update 114 with a 1.5"x1" tee, update 116 with a 3"x1", update 117 with a 3"x0.75" tee, replace 118 with a 3"x1.75" tee, and update 119 with a 1.75"x1.75" tee. Update sanitary sewer utility plan keynote 302 so the invert is 12.64', update 304 so the invert is 12.31', update 308 with an invert for the grinder pump/wet well, update 309 with a 4"x2" tee, update 311 so there's an additional cleanout (one cleanout is required for every 100 LF of 6" sewer lateral), update 312 so the manhole invert in is 11.03 and invert out is 10.93, update 314 with an invert for the grinder pump/wet well, and update 315 with a 4"x2" tee.	Unresolved
18.	Environmental Services	On Sheet C6.2: Utility Plan NE, update water service connection utility plan keynote 104 with a 1.5"x1" tee, update 105 with a 3"x1.25" tee, update 106 with a 3"x1.25" tee, update 107 with a 3"x1" tee, update 108 with a 3" x 1.75" tee, update 111 with a 3"x1" tee, update 112 with a 3"x1.5" tee, update 113 with a 1.5"x1" reducer, and update 114 with a 1.5"x1" tee. Update sanitary sewer utility plan keynote 308 to specify this as another manhole or a double wye lateral (not a tee), update 309 with an invert for the grinder pump/wet well, update 310 with a 4"x2" tee, update 313 to specify this as another grinder pump station, not a manhole (also provide an invert for the grinder pump/wet well), update 314 with a 4"x2" tee, update 316 so there's an additional cleanout (one cleanout is required for every 100 LF of 6" sewer lateral), update 317 so the N invert in is 9.32'/the NE invert in is 10.69'/the invert out is 9.22', and update 326 so there's an additional cleanout (one cleanout is required for every 100 LF of 6" sewer lateral).	Unresolved
19.	Environmental Services	On Sheet C6.3: Utility Plan SE, update water service connection utility plan keynote 104 with a 3"x1.5" tee, update 105 with a 1.5"x1" tee, update 108 with a 1"x0.75" reducer, update 110 with a 3"x0.75" tee, update 111 with a 3" x 1.25" tee, update 112 with a 1.25"x0.5" tee, update 113 with a 3"x1.5" tee, update 114 with a 1.5"x1" tee, and update 115 with a 1.5"x1" reducer, update 116 with a 3"x1.5" tee, update 117 with a 1.5"x1" tee, update 118 with a 1.5"x1" tee, update 119 with a 3"x1.5" tee, 120 with a 3"x1" tee, update 121 with a 3"x1.5" tee. Update sanitary sewer utility plan keynote 302 so the invert is 9.64', update 306 with an invert for the grinder pump/wet well, update 307 with a 4"x2" tee, update 312 with an invert for the grinder pump/wet well, update 313 with a 4"x2" tee, update 317 so there's an additional cleanout (one cleanout is required for every 100 LF of 6" sewer lateral), update 322 so the invert in is 9.30', update 326 so the invert in is 8.01' and the invert out is 7.91', also ideally there should be an additional manhole after manhole 326 where pipe 327 changes direction towards the septic system.	Unresolved
20.	Environmental Services	On Sheet C6.4: Utility Plan SW, update water service connection utility plan keynote 102 with a 3"x1.75" tee, update 103 with a 3"x1.25" reducer, provide a keynote for the water service connection to building/structure 11, update 104 with a 1.25"x1.25" tee, update 105 with a 3"x1" tee, and update 106 with a 1" x 1" tee. Update sanitary sewer utility plan keynote 302 so the invert is 12.13', update 304 to specify the cleanout invert, update 309 so there's an additional	Unresolved

		cleanout (one cleanout is required for every 100 LF of 6" sewer lateral), and update 310 so the invert in east is west instead and so the invert in southeast is northeast instead.	
21.	Environmental Services	On Sheet C6.1: Utility Plan NW, Sheet C6.2: Utility Plan NE, Sheet C6.3: Utility Plan SE, and Sheet C6.4: Utility Plan SW, please provide a pipe conflict callout for every instance of a gravity sewer lateral, gravity sewer main, force main, fire main, water main, and drainage main crossing each other so that I can assess the vertical separations of all pipe conflicts on the utility plan.	Unresolved
22.	Environmental Services	On Sheet D3.0: Utility Details and Sheet D3.1: Utility Details, please add Seminole County standard detail 104 and 305. Remove standard detail 110.	Unresolved
23.	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
24.	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
25.	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
26.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
27.	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 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)	Info Only
28.	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
29.	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
30.	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	Info Only

		without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	
31.	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
32.	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
33.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
34.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
35.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
36.	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 protected non-specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.	Info Only
37.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
38.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
39.	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
40.	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)	Unresolved
41.	Planning and Development	Per the Property Appraisers, there does not appear to be an agricultural exemption. Any use of the property for Agritourism activities (defined per F.S. 570.85) would not be allowable since there is not a bona fide agriculture function and subsequent tax exemption. Any proposed use of the property would be governed by the Seminole County Land	Info Only

		Development Code (SCLDC) and Seminole County Comprehensive Plan.	
42.	Planning and Development	On the overall site plan sheet C4.0: please clarify the use and square footage of each building and its associated building numbers. Please note, based on existing zoning, only one primary residential structure is permitted per lot of record. Accessory structures to the primary structure may be allowed.	Unresolved
43.	Planning and Development	On the site plan sheet C4.0: Parking refers to dormitories and multi-family parking. Notes in pages C4.1-C4.4 refer to Kennel, separate laundry and kitchen facilities. Boarding houses/Dorms for students and/or visitors are not permitted uses in the A-10 (Rural Agriculture) zoning district. Multi-family is also not a permitted use in the A-10 (Rural Agriculture) zoning district. Farmworker housing and kennels (including the commercial raising or breeding of dogs) are allowed as Special Exceptions in the A-10 (Rural Agriculture) zoning classification.	Unresolved
44.	Planning and Development	On the site plan sheet C4.0: Please define the parcel boundaries dimensions and the metes and bounds legal description.	Unresolved
45.	Planning and Development	On the site plan sheet C4.0 under the site data, please provide the Zoning, Future Land Use, and parcel I.D.s of the adjacent sites.	Unresolved
46.	Planning and Development	On the site plan sheet C4.0, please provide the acreage of each parcel, and under the site data table, please provide the net buildable calculation. .	Unresolved
47.	Planning and Development	The maximum density under the Rural 10 Future Land Use, allows for one (1) dwelling unit per ten (10) net buildable acres, which limits one primary residence on each parcel.	Info Only
48.	Planning and Development	Please remove the reference to maximum Floor Area Ratio, please keep the proposed ratio for reference. This property is not zoned commercial and does not allow for commercial uses.	Unresolved
49.	Planning and Development	On sheet site plan 4.0: Please dimension all parking stalls on site plan as well as state the dimensions in the site data table. The parking shown appears to be for commercial and multi-family uses that are not permitted under the existing zoning.	Unresolved
50.	Planning and Development	Please dimension all structures from property boundaries. Each structure should maintain applicable setbacks from the property boundaries. The subject site exists as three different parcels currently.	Unresolved
51.	Planning and Development	Please provide dimensions of all building and maximum and proposed building heights. Please apply this to all site plan pages. All buildings are required to be compatible with the A-10 zoning district.	Unresolved
52.	Planning and Development	Please also provide the dumpster screening height (An opaque three (3) sided screen with a height of six (6) feet which shall not be located in a passive buffer or within the area required for an active side set back)	Unresolved
53.	Planning and Development	On the site plan sheet C4.0,: Please clarify what the intent is in regards to the potential lot combination. There are four (4) parcels listed in the Site Data Table. Two of them are incorrect. The application references three (3) parcels and those seem to correspond to the parcels "A", "B", and "C" further referenced in the Site Data Table/Plan. Each parcel boundary should be notated. Please provide a lines legend in order to distinguish property boundaries and/or clarify	Unresolved

		if this is going to be combined as well as amend the parcels on this page to accurately reflect what is proposed.	
54.	Planning and Development	On the site plan sheet C4.0, please state required parking. It is unclear what the requirement is because it is not stated how many dwelling units (principal structures, ADUs) are being provided. Please keep in mind the density allowed in the R-10 FLU and applicable permitted uses in the A-10 zoning district. Required parking shall not exceed 200% of the minimum parking required unless approved by the Development Services Director and shall be in compliance with and SCLDC Sec. 30.11.3. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE	Unresolved
55.	Planning and Development	On the Site Plan pages C4.1-C4.4, there are some numbers that are not consistent with the number key. Please either add additional site plan notes to each page and/or re-coordinate the numbers. For example, on page C4.3 number 48 was left out entirely.	Unresolved
56.	Planning and Development	Please provide irrigation plans for landscaping. The irrigation plan should depict water use zones by square feet and provide 100% coverage of all landscaped areas. Irrigation plans should also provide all details of sprinklers. Please see SCLDC Sec. 30.14.18 for more information on irrigation plan requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Unresolved
57.	Planning and Development	Additional comments may be generated upon resubmittal due to the nature of the unresolved comments in this cycle.	Unresolved
58.	Planning and Development	If there is any site lighting proposed, the Applicant is required to provide a photometric plan. Please refer to Part 15 in the Seminole County Land Development Code https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE	Unresolved
59.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
60.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only
61.	Public Safety - Addressing	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5 (8)(d)	Info Only
62.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
63.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)	Info Only
64.	Public Safety - Addressing	(Development Name) The name " The Oviedo Farms" is a duplicate to "Oviedo Farms" in Plat Book 6, Page 86. Please propose additional	Unresolved

		<p>site plan names for review. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the name on the Approved Site Plan. 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). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. 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)), (Florida Statute 177.051)</p>	
65.	Public Safety - Addressing	<p>(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. 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)), (Florida Statute 177.051)</p>	Info Only
66.	Public Safety - Addressing	<p>Please clarify if the existing structure will remain and what will the use of this structure be? The existing address on this property is 3101 Elm St, Oviedo, FL 32765 may or may not be utilized. It will be determined once the other questions are answered.</p>	Question
67.	Public Safety - Addressing	<p>Please clarify how many structures are proposed (residential and commercial). Once the types of buildings are established, there may be additional addresses assigned for 911 purposes.</p>	Unresolved
68.	Public Safety - Addressing	<p>Will Packard Avenue be improved with this project? Will all structures utilized the driveway or will they have direct access to Packard Avenue?</p>	Question
69.	Public Safety - Addressing	<p>There's a possibility that a private road may be named internally and if this happens, the structures will be addressed to the private road. The address 3101 Elm St will not be utilized and the address will be required to be removed from all plan sheets.</p>	Info Only

70.	Public Safety - Addressing	(Combine Parcels) In order to avoid permitting confusion, when a site development includes more than one parcel identification number and the developer intends to unify multiple parcels into one site for that development, the developer/owner is requested to have the parcels/lots combined into one parcel identification number. For Addressing purposes, this is to be completed prior to building permit submittal. Contact the Seminole County Property Appraiser's Office at 407-665-7506 or visit www.scpafl.org ; Downloads/Real Property/Request for Parcel Combination or Request for Parcel Split - Form. (Addressing Policy)	Info Only
71.	Public Safety - Addressing	(STREET SIGN/NAME) If an easement (singular or multiple) is accessed from a public street or another private easement and occupied by two or more structures, it constitutes a private road and is required to be named. SCLDC 90.7(A)	Info Only
72.	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.	Unresolved
73.	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: 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	Unresolved
74.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Unresolved
75.	Public Safety - Fire Marshal	Please clarify the occupancy types for structures 6 (spring home) 11 (summer home) 18/19/20/21/22 (seasonal workers) 31 (autumn home). 17 (storage and home gym). These structures may require fire sprinkler and fire alarm based on occupancy classification.	Unresolved

76.	Public Safety - Fire Marshal	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	Unresolved
77.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. This shall be provided for all structures.	Unresolved
78.	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)	Unresolved
79.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
80.	Public Safety - Fire Marshal	The use of dry hydrants shall be in accordance with NFPA 1142. 1142 has specific requirements regarding distance from structures, water supplies, etc.	Unresolved
81.	Public Safety - Fire Marshal	A drought study shall be provided to ensure the proposed ponds are reliable and adequate water supplies to meet the fire flow requirements of the structures on the property. Per NFPA 1142 to be an acceptable water supply source it shall maintained the minimum capacity and delivery requirements on a year around basis based on the 50 year drought for the water source.	Unresolved
82.	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)	Unresolved
83.	Public Safety - Fire Marshal	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 Gate shall be a minimum 20 ft wide.	Unresolved
84.	Public Safety - Fire Marshal	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	Unresolved
85.	Public Safety - Fire Marshal	Animal housing facilities shall be in accordance with NFPA 150. Specific requirements shall be derived from this standard.	Unresolved
86.	Public Safety - Fire Marshal	This site plan was reviewed as a commercial site per the Fire Marshal as well as DRC staff as this location does not currently hold an Agricultural exemption and does not qualify for agritourism.	Unresolved
87.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal and further discussion.	Unresolved
88.	Public Works - Engineering	Provide additional cross sections along all sides.	Unresolved
89.	Public Works - Engineering	The grading around the site is not sufficient. As much drainage as possible from the site is required to be collected and held. Drainage from offsite cannot be blocked. Please provide additional swales and drainage collection for onsite drainage. Provide collection and bypass for offsite drainage coming to the site.	Unresolved
90.	Public Works - Engineering	Staff has concerns with the small swales. Provide more details for the swales. Provide top and bottom of swales. Provide additional spot elevations and slopes along the swale. Provide calculations for the swales showing that the swales will not flood.	Unresolved
91.	Public Works - Engineering	Elm Street is only 16' +/- . Elm Street is required to be 20' minimum to develop off of. Please show Elm Street to be constructed to 20' wide and built to County Standard. If cores are done and the existing road is to County standard it can be used. If not, the entire road will have to	Unresolved

		be rebuilt. If the road is saved then it will have to be overlaid completely.	
92.	Public Works - Engineering	Please provide a drainage report showing that the site will not discharge more rate than predevelopment and meet water quality requirements. Depending on the outfall system to the lake additional volume will be required to be held. Show that the swales and drainage pipes and ponds can handle the flows and not overtop or flood the site.	Unresolved
93.	Public Works - Engineering	Provide a geotechnical report for the site.	
94.	Public Works - Engineering	Provide additional survey for Elm Street to a point where it is to County Standard or meet a road to County standards.	Unresolved
95.	Public Works - Engineering	Based on the number and nature of the comments additional comments may be generated on resubmittal.	Unresolved

AGENCY/DEPARTMENT CONTACT 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	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-4368	Review Complete Recommend Approval
Public Works-Water Quality	Thomas Calhoun	tcalhoun@seminolecountyfl.gov	407-665-2459	Approved
Public Safety-Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
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 Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/17/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Sarah Harttung, Maya Athanas, Kaitlyn Apgar, Amy Curtis, Matthew Maywald, Jim Potter, James Van Alstine

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.stml>

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