

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:	SANFORD 55 PLUS RESIDENTIAL - PD FDP AS ENGINEERED SITE PLAN	PROJ #: 26-20500001
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	1/06/26	
RELATED NAMES:	Z2026-01	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	30-19-30-300-0200-0000	
PROJECT DESCRIPTION	PROPOSED PD FINAL DEVELOPMENT AS AN ENGINEERED SITE PLAN FOR A 55 PLUS RESIDENTIAL DEVELOPMENT ON 7.47 ACRES LOCATED ON THE NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
NO OF ACRES	7.47	
BCC DISTRICT	5: HERR	
LOCATION	ON THE NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RAUL RAMIREZ ALOHA SANFORD SENIOR LIVING LLC 1310 FERDINAND ST CORAL GABLES FL 33134 (786) 202-7572 [REDACTED]	BILL BARBARO BOWMAN CONSULTING GROUP 900 SE 3RD AVE STE 300 FT LAUDERDALE FL 33316 (954) 884-5262 [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	FILENAME	STATUS
1.	Buffers and CPTED	There appears to be an inconsistent graphic in the landscape plans. Please see mark up on page L2.01.		Unresolved
2.	Buffers and CPTED	Please show parking island calculation in accordance with SCLDC Sec. 30.14.13. A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. In the landscaping breakdown, please show you are meeting these requirements. https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA		Unresolved
3.	Buffers and CPTED	Based on the nature of missing information, additional comments will be generated.		Unresolved
4.	Buffers and CPTED	On page L2.05, please categorize the plants as "Canopy", "Understory", "Shrubs", and "Groundcover" for consistency with the code.		Unresolved
5.	Buffers and CPTED	Please indicate the water use level of each plant in accordance with SCLDC Sec. Sec. 30.14.18. https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURRE		Unresolved
6.	Buffers and CPTED	Landscaping, except grass and ground cover, shall not be located closer than three (3) feet from the edge of any accessway pavement. On page L2.03, the live oaks in the parking lot planting island as you enter the parking area are a bit close for visibility. Please move them back a bit or reorganize as needed to ensure visibility at the corners.		Unresolved
7.	Buffers and CPTED	Please ensure compliance with DO # 19-20500005 for buffers. If the DO is not explicit about the buffer or planting requirement, then it reverts to the Seminole County Land Development Code. It appears some of the references		Unresolved

		are either outdated or from a different landscaping code. The DO for reference is in the resources folder and link to the buffer/landscaping section of our code is as follows: https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP		
8.	Buffers and CPTED	Please provide irrigation plans in accordance with SCLDC Sec. 30.14.18 including the depiction of water use zones: https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSU RE		Unresolved
9.	Buffers and CPTED	Please dimension the buffer widths on page C-5.0 Site Plan as well as on all of the Landscape plans.		Unresolved
10.	Buffers and CPTED	The proposed dog park is shown in different locations between the landscape plans and the site plan pages. Please clarify and change the applicable page. The dog park should not encroach into the required landscape buffers.		Unresolved
11.	Buffers and CPTED	Please indicate the plant unit group chosen for the North, East and West buffers. Please show the calculation per 100 linear feet on page L2.05. https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU		Unresolved
12.	Buffers and CPTED	The southern buffer should adhere to the SR 46 Gateway overlay buffer standard. The buffer area shall be planted with two (2) rows of trees (seventy-five (75) percent live oaks and twenty-five (25) percent of trees from the list of trees set forth in SCLDC Section 30.10.11.5(a)) with each tree having a minimum three (3) inch diameter measured one (1) foot above the ground at planting. The trees shall be planted every fifty (50) feet and staggered. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and abut access points and intersections. The first row of canopy trees shall be planted along a line ten (10) feet back from the right-of-way line. Please show		Unresolved

		compliance with this section and provide the calculations on page L2.05		
13.	Buffers and CPTED	Laurel oaks are not an approved tree. Please provide a different tree.		Unresolved
14.	Buffers and CPTED	Please depict the eastern 9.4 foot landscape buffer adjacent to the existing parking area. Please also choose a plant unit group for this section and show the calculation.		Unresolved
15.	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
16.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code		Info Only
17.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.		Info Only
18.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.		Info Only
19.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required. Please contact Becky Noggle at 407-665-2143		Unresolved
20.	Environmental Services	On Sheet C-1.0: Cover Sheet, please add reclaim to the utility service providers. Copy/paste Seminole County Utilities' contact information.		Unresolved
21.	Environmental Services	On Sheet C-8.1: Utility Plan, please specify that the PVC WM within the ROW is DR 18. Specify that the FM within the ROW is DR 18 PVC.		Unresolved
22.	Environmental Services	On Sheet C-8.1: Utility Plan, please relocate the proposed 4" master meter into the property (we do not allow master meters to reside in ROW). Please callout and draw-in the proposed utility easement for the master meter. Standard width is 15 ft along the centerline of the WM/master meter.		Unresolved
23.	Environmental Services	Please provide profile sheets for the portions of the WM and FM within the ROW. Show vertical separations between proposed pipe and all existing pipe conflicts.		Unresolved
24.	Environmental Services	On Sheet C-8.1: Utility Plan, please revise the gate valve on the 6" DIP fire line connection on the west side of the building to be a DDCVA or PIV. Dedicated fire lines are required to have an identified aboveground point of		Unresolved

		connection. The fire service connection could tee to the west instead, set the PV/DDCVA in the green space near the retention pond and then bend back towards the building.		
25.	Environmental Services	On Sheets C-8.1 and C-8.2: Utility Plan, please provide a pipe conflict callout or detail for the following conflicts: 8" PVC WM with 18" RCP storm (x2), 8" PVC WM with 8" PVC storm (x2), 8" PVC WM with 10" PVC storm (x4), 8" PVC WM with 6" PVC gravity sewer, 8" DIP fire line with 10" PVC storm (x2), 4" PVC WM with 10" PVC storm (x2), and 6" PVC gravity sewer with 18" RCP storm. The purpose of this to evaluate if minimum vertical separations will be met.		Unresolved
26.	Environmental Services	On Sheet C-8.2: Utility Plan, what is the purpose of the dead end 8" WM plug and valve? This seems unnecessary and should be removed. Revise the upstream tee to be a 90-degree bend instead.		Unresolved
27.	Environmental Services	On Sheet C-8.1: Utility Plan, please draw-in and callout a 4" plug valve at the ROW line to distinguish public/private ownership of the FM. FM material will transition to PVC on the public side of the 4" plug valve.		Unresolved
28.	Environmental Services	On Sheet C-8.1: Utility Plan, please clarify how the FM is proposed to cross the road. Will this be open-cut, directional drill, or jack and bore? If open-cut please callout the extents of the cut/repair. If directional drill/jack and bore, callout the locations and size of the proposed bore pits. For directional drill, draw-in and callout an aboveground CAV at the high point between the 4" plug valve and the road, vertical down bend fittings with HDPE MJ adapters on both sides of the road, and callout the pipe material as 4" DR 11 HDPE. Specify the method of connection to the 10" FM with a callout such as: wet tap existing 10" PVC FM with 4" tapping sleeve/valve and 4" plug valve. I would recommend doing a back tap (tap the 10" FM from the west), to minimize road impacts if doing directional drill/jack and bore.		Unresolved
29.	Environmental Services	Sheets C-8.3, C-8.4, and C-8.5: Utility Details have outdated details. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest		Unresolved

		<p>details/standards: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utilities-details-standards.stml. Please provide the following Seminole County standard details: SD 101, SD 104, SD 105, SD 108, SD 109, SD 111, SD 112, SD 113, SD 115, SD 201, SD 203, SD 204, SD 206, SD 208, SD 216, SD 301, SD 310, SD 314, SD 504, and SD 506.</p>		
30.	Environmental Services	<p>Reclaim irrigation is required for this site. Please provide an irrigation plan showing the location of the proposed reclaim irrigation meter along with the required peak gpm to operate the irrigation system so I can verify the requested meter size is suitable.</p>		Unresolved
31.	Environmental Services	<p>Please provide calculations to justify that the size of the water meter requested is suitable for the water demand of the proposed development (4") and not oversized. Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type within the building. Please include separate water demands in the form of maximum operating flow (in gpm) for any continuous operating fixtures such as hose bibbs or air conditioning units proposed for the development as well.</p>		Unresolved
32.	Environmental Services	<p>On Sheet C-8.0: Utility Plan Key Map, please provide a small table or note listing the anticipated water, sewer, and reclaim irrigation demand (in GPD) for this development. This is used for water/sewer/reclaim capacity reservation purposes.</p>		Unresolved
33.	Natural Resources	<p>Changemark Plant list Laurel oaks may not be planted for buffer trees or as replacement trees. Please replace them with a different canopy species.</p>	106_L2.05.pdf	Unresolved
34.	Natural Resources	<p>Changemark Plant list Elaeagnus is considered invasive in Florida. Replace with a different large shrub species.</p>	106_L2.05.pdf	Unresolved
35.	Natural Resources	<p>Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2</p>		Info Only

36.	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
37.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)		Info Only
38.	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)		Unresolved
39.	Natural Resources	Show the existing and proposed grades within the dripline of the preserved trees. 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)		Unresolved
40.	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
41.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of		Info Only

		protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)		
42.	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 one (1) to one (1) toward meeting the total replacement requirement.		Info Only
43.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)		Info Only
44.	Natural Resources	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f) Contact the reviewer for assistance with calculations.		Unresolved
45.	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)		Unresolved
46.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to enhance natural resource preservation. SCLDC 30.8.5.3(u)		Unresolved
47.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. SCLDC 30.8.5.3(c)		Unresolved
48.	Natural Resources	Provide a table showing species, DBH, and remove/remain status of all existing trees on site, including invasive species and palms.		Unresolved
49.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on		Unresolved

		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)		
50.	Planning and Development	On pages 006-007 C5.1/5.2, under the site data, please clarify the use to be multi-family residential/independent living for persons fifty-five (55) years or older (or whatever the exact use of the property is) as opposed to the name of the development.		Unresolved
51.	Planning and Development	On pages 006-007 C5.1/5.2, please amend the parking stall size. The approved DO is silent on the parking stall size, therefore it reverts to our code requirements. Per SCLDC Sec. 30.11.6., up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width. Please specify the number of parking spots that will be 10 x 20 feet and denote on site plan.		Unresolved
52.	Planning and Development	Is the property technically still two properties or was there a legal combination to just one? Please remove reference to PID: 30-19-30-300-021C-0000 on all pages if the properties were combined. If they were not, please update the plans to show the property boundaries clearly and all setbacks should be taken from the property boundaries.		Unresolved
53.	Planning and Development	There are multiple drainage/access easements that have proposed infrastructure over them. These easements have to be vacated or amended prior to Site Plan approval.		Unresolved
54.	Planning and Development	On pages 006-007 C5.1/5.2, please indicate the proposed building height and maximum building height of forty-five (45) feet.		Unresolved
55.	Planning and Development	On pages 006-007 C5.1/5.2, please provide open space calculation and indicate what areas are being counted as open space. Open space required is 35%. Please advise, residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall		Unresolved

		have either an aesthetic or recreational function that shall not conflict with other site features.		
56.	Planning and Development	<p>Stormwater retention ponds may be counted toward the minimum open space requirement subject to the following criteria:</p> <p>(1)The pond shall be sodded or dressed with equivalent ground cover.</p> <p>(2)The pond shall have no greater than a 4:1 slope with no fencing.</p> <p>(3)The pond shall have a curvilinear shape simulating a natural water body.</p> <p>(4)Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect.</p> <p>(5)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</p> <p>(6)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.</p> <p>(7)The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds, a littoral zone with plantings is required. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part. The pond and/or adjacent area shall include a minimum of two of the following features:</p> <p>a. Fountain b. Stabilized walking path c. Exercise equipment d. Benches for seating e. Tot lot or mini-park Please show compliance with this section if counting the stormwater pond as open space</p>		Unresolved
57.	Planning and Development	Per DO# 19-20500005, condition "O", open space shall be in compliance with the DO Exhibit C. Please provide basic amenity areas as depicted in Exhibit C inclusive of the four elements described:		Unresolved

		bocce courts trellis and seating, fire pit with seating, entry walk with gazebo or trellis structure, and raised garden beds with seating. It is noted that a community garden is being provided which can function as meeting the raised garden beds, please notate seating.		
58.	Planning and Development	Please provide dumpster enclosure details. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building. See SCLDC Sec. Sec. 30.14.15 for more information: https://library.municode.com/fl/seminole-county/codes/land-development-code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC		Unresolved
59.	Planning and Development	On the site plan pages 006-007 C5.1/5.2,, please state proposed height of all structures and state the maximum height of forty-five (45) feet.		Unresolved
60.	Planning and Development	On pages 006-007 C5.1/5.2, please provide the Floor Area Ratio of the site.		Unresolved
61.	Planning and Development	If the proposed use is a fifty-five (55) and up community, please advise. If not, an approved School Concurrency "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 .		Unresolved
62.	Planning and Development	Is any signage being proposed? Please include signage plans to ensure compliance with DO condition "L". SR Gateway Corridor Overlay Standards can be found at the following link: https://library.municode.com/fl/seminole-county/codes/land-development-code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.11CRSTRO46GACOOVS_TZOCLDECOPRAFAP		Unresolved
63.	Planning and Development	Please include the site lighting plans. This will require a separate building permit upon approval of the final engineering plans. The lighting is required to be compliance with Dark Sky Lighting as well as all provisions of the SCLDC. See the following link to the Dark Sky standards:		Unresolved

		https://darksky.org/app/uploads/2018/07/DSC-Guidelines-Jun2018.pdf The following link is to the SCLDC section for outdoor lighting: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE		
64.	Planning and Development	The parking space count in the row to the south of the west side of the building states eleven (11) parking spaces, but I can only count ten (10). Please amend and update total parking value.		Unresolved
65.	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
66.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)		Info Only
67.	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
68.	Public Safety - Addressing	(POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite		Info Only

		number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.		
69.	Public Safety - Addressing	(POSTING) Multi residential buildings such as apartments which have direct access to a common area or corridor will be assigned a main building number and further assigned three (3) digit unit numbers to be posted above all means of egress. The main building number shall be a minimum of six (6) inches in height and one-half () inch in width. Numbers shall be of contrasting colors so as to be readily identifiable. Unit numbers shall be a minimum of three (3) inches in height and one-half () inch in width. SCLDC 90.5 (2)		Info Only
70.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)		Info Only
71.	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
72.	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
73.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC 90.2		Info Only
74.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The assigned address for parcel 30-19-30-300-0200-0000 is 5642 W SR 46, Sanford, FL 32771.		Info Only
75.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at		Info Only

		permitting upon the approved site plan. SCLDC 90.4(A) (C)		
76.	Public Safety - Addressing	(Development Name) The facility name SEMINOLE SPRINGS has been approved for use. The property owner submitted this name and it was approved. 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
77.	Public Safety - Addressing	(Apartment Site Plans) Address fees are based on a tiered structure. There may be a cost savings if paying in advance, versus applying the address fee on the building permits. Final Addressing fees will be determined based on the floor plans submitted. If the address fee is paid prior to building permit submittal, the addressing fee is \$. This address fee includes a discount, if there are over 10 units. If the address fees are not paid prior to building permit submittal, then the amount applied on the building permit will be applied based on the number of units within the building permit submittal and will not take into account the total of addresses for the development. Payment can be made via credit card online, through our website at https://sccc01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)		Info Only

78.	Public Safety - Addressing	(Prior to Building Permit Submittal- UNIT NUMBERS/MULTIPLE OCCUPANTS) Approved sites with multiple occupants are required to coordinate individual addressing, prior to submittal of building permits. You will need to submit to our office the floor plans for every occupied tenant space on every floor, showing each tenants ingress/egress, walls, doors, street names, north arrow and site location layout. Addressing will provide you the proposed unit numbers for each occupied tenant space, which are to be labeled on the construction plans as unit or suite #. The submitted floor/construction plans submitted to the Building Department during permit application, will require the correct building address and unit numbers for every floor of the proposed structure. If any part of the building address or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. (Addressing Policy)		Info Only
79.	Public Safety - Addressing	On all sheets please change the current name 55-PLUS COMMUNITY to SEMINOLE SPRINGS in the title bars.		Unresolved
80.	Public Safety - Addressing	On all sheets please remove the reference to "City of Sanford" in the title bars.		Unresolved
81.	Public Safety - Addressing	On all Site Plan sheets please darken the street names Orange Boulevard and W State Road 46. The font is small and it is hard to see.		Unresolved
82.	Public Safety - Addressing	On C-5.0Site Plan1.pdf & C-5.2SitePlan.pdf correct the adjacent Lot 34 to Lot 35 (located to the east of the subject parcel). Currently, there are "two" Lot 34 labeled.		Unresolved
83.	Public Safety - Addressing	On C-5.0SitePlan.pdf please add the subject parcel number 30-19-30-300-0200-0000 within its respective lot and add the adjacent parcel number 30-19-30-300-021A-0000 (located southwest of the subject parcel).		Unresolved
84.	Public Safety - Addressing	On C-1.0 Cover Sheet change the current name 55-PLUS COMMUNITY to SEMINOLE SPRINGS in two places (Title Bar and in the upper middle of the sheet)		Unresolved
85.	Public Safety - Addressing	On C-5.1SitePlan.pdf please add the subject parcel number 30-19-30-300-0200-0000 within its respective lot and add the adjacent parcel number 30-19-		Unresolved

		30-300-021A-0000 (located southwest of the subject parcel).		
86.	Public Safety - Addressing	On C-5.2SitePlan.pdf please add the subject parcel number 30-19-30-300-0200-0000 within its respective lot		Unresolved
87.	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
88.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in		Unresolved

		100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered. – A separate permit and review is required for the installation of private fire mains.		
89.	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
90.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system.		Unresolved
91.	Public Safety - Fire Marshal	If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)		Unresolved
92.	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.		Unresolved
93.	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
94.	Public Safety - Fire Marshal	At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to		Unresolved

		ensure they will meet the requirements for the needed fire flow calculations of the structure.		
95.	Public Safety - Fire Marshal	"NFPA 14-2019 ed 7.12.2 Number of Fire Department Connections. 7.12.2.1 A minimum of one fire department connection shall be required for any standpipe system. 7.12.2.2* Two fire department connections shall be provided for each zone, located either on opposite corners of the buildings where fire department apparatus access is provided or, where not possible, physically separated to the greatest extent possible for the following: (1)High-rise buildings (2)Buildings or multiple attached buildings exceeding 900 ft (274.3 m) perimeter distance" Please verify		Unresolved
96.	Public Safety - Fire Marshal	Per NFPA 24, All connections to private fire service mains shall be a minimum 40 ft from building or at least as far away from the wall they are facing. This includes - DDCVA, Hydrants, FDC, etc. Please ensure compliance.		Unresolved
97.	Public Safety - Fire Marshal	Due to a lot of missing fire information, additional comments may be generated based on resubmittal.		Unresolved
98.	Public Works - County Surveyor	I cannot review an unsigned and sealed boundary survey which by its own notes states its not valid without the signature and seal of a Florida licensed surveyor and mapper. Were the copy submitted be signed and sealed i would find no objection to it after review. It appears that construction of buildings and other infrastructure not compatible with easements recorded in OR 9462, page 1176. The easements will either have to be vacated or amended (not sure what the trigger for said amendment is i.e. prior to this approval or prior to Certificate of Occupancy.)		Unresolved
99.	Public Works - Engineering	Please detail the ADA spaces and use the correct County Fee Statute per Seminole County Public Works Engineering Manual detail T-19. F.S. 316.1955.		Unresolved
100	Public Works - Engineering	Staff has concerns with the offset at the internal intersection off of SR 46. Please align the intersection or provide a defined offset. Staff understands the concern with the structure in the ROW but that should be adjusted to have a better alignment.		Unresolved

101	Public Works - Engineering	The County requires a minimum 10-foot berm around the pond no steeper than 10 to 1 and sloped into the pond. The Grading along the property line of the pond does not seem to work and is steep. The back slope can be no steeper than 3 to 1. Please revise accordingly.		Unresolved
102	Public Works - Engineering	No stormwater report was found. A full stormwater analysis is required to be submitted. Note that the site is required to hold without discharge the entire 100-year, 24-hour storm event onsite.		Unresolved
103	Public Works - Engineering	Provide a hydraulic analysis of the storm sewer system. The pipes seem small and the lengths between inlets seem too far apart. Please see Seminole County Public Works Manual for maximum separation distances and other design criteria.		Unresolved
104	Public Works - Engineering	Only emergency overflow into the County ROW is allowed after the 100-year, 24-hour storm event is held.		Unresolved
105	Public Works - Engineering	Provide a geotechnical report for the site. It is staffs understanding that the water table may be fairly high and there may be a confining layer several feet down. The pond cannot be designed to be wet.		Unresolved
106	Public Works - Engineering	There is substantial landscaping shown in the pond. The landscaping cannot be in the pond slope or the steep back slope. The landscaping should not be in the pond berm due to the need for maintenance. The Pond Berm would need to be expanded to ensure room for maintenance. Please remove landscaping from the pond berm or widen the pond berm accordingly.		Unresolved
107	Public Works - Engineering	As much of the site needs to be collected and routed to the onsite drainage system. Where this is not possible there needs to be a retention swale along the property perimeter. Revise design accordingly. This is especially important along the residential lots.		Unresolved
108	Public Works - Engineering	There are some concerns with the culvert sizes in the FDOT ROW. Please verify the drainage flows in the swale and adjust the pipes accordingly.		Unresolved
109	Public Works - Engineering	Due to the number and nature of the comments additional comments may be generated once the plans are revised and all required reports are submitted.		Unresolved
110	Public Works - Engineering	There are one or more references to other municipalities. Please see Sheet C-		Unresolved

		4.0 General Erosion Control Notes number 20 for example. Please review all sheets and reports and adjust accordingly.		
111	Public Works - Engineering	Any sidewalks against the parking should be 6' to allow 2' of overhang. If the space is 20' deep and uses wheel stops it can be 5'. If the space is 18' deep it needs to have 6' sidewalk no matter what. Revise all accordingly.		Unresolved
112	Public Works - Engineering	Please specify the inbound and outbound Radii at the SR 46 access.		Unresolved
113	Public Works - Engineering	Please better dimension the pond. Please show slope, Outside Radii. Provide at least one preferably 2 sections.		Unresolved
114	Public Works - Engineering	Please revise the stop signs to minimum 30". Please revise per FDOT requirements.		Unresolved
115	Public Works - Engineering	There are more than one stop sign and stop bar needed. Please see specifically at the SR 46 access side at the internal intersection.		Unresolved
116	Public Works - Engineering	Please show the tree protection on the demolition plan.		Unresolved
117	Public Works - Engineering	There are multiple Utility Callouts for the sewer line that states Building Downspout Connection. Please verify all callouts and correct accordingly.		Unresolved
118	Public Works - Engineering	Seminole County does not allow open cut of its roads unless there is no other option. Please callout the sewer force main method of crossing Orange Boulevard. The crossing will have to have a carrier sleeve.		Unresolved
119	Public Works - Engineering	Please show sewer and stormwater conflict points. Please show conflict details showing the separation between the pipes. Please show the stormwater pipes shaded back on the utility sheets.		Unresolved
120	Public Works - Engineering	The Proposed Monument Sign shown on Orange Boulevard is not allowed. Please relocate it into the site. There is also a Monument Signs shown in the FDOT ROW. Please verify that they will allow this sign as well and move accordingly.		Unresolved
121	Public Works - Engineering	Seminole County has an Orange Boulevard roadway project. Please coordinate with Seminole County Public Works to ensure there are no modifications that need to be proposed for that construction.		Unresolved
122	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this project based on the new net external trip generation anticipated for		Info Only

		the site which will not generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition.		
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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	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-	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	Corrections 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	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	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:
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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>Raymond Phillips, Kaitlyn Apgar, Jim Potter, Amy Curtis, Matthew Maywald, Sarah Hartung, James Van Alstine, Becky Noggle</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/urllt/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