

**SEMINOLE COUNTY GOVERNMENT**  
 1101 EAST FIRST STREET, WEST WING  
 SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	THE ELYSIAN - PRE-APPLICATION	<b>PROJ #:</b> 25-80000132
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/02/25	
RELATED NAMES:	EP DAVID BASSFORD	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	01-21-30-501-0000-0210++	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-1B AND SUBDIVISION FOR 11-12 SINGLE FAMILY RESIDENTIAL LOTS ON 6.13 ACRES LOCATED ON THE WEST SIDE OF TUSKAWILLA RD, SOUTH OF SR 434	
NO OF ACRES	6.13	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF TUSKAWILLA RD, SOUTH OF SR 434	
FUTURE LAND USE-	MDR	
SEWER UTILITY	NA	
WATER UTILITY	NA	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RYAN SHEEHAN THE ELYSIAN WINTER SPRINGS LLC 1100 SPOTTED SANDPIPER LOOP WINTER SPRINGS FL 32708 (407) 468-4005 RYAN@CHRISTOPHERRYANHOMES.COM	DAVID BASSFORD MBV ENGINEERING INC 1250 W EAU GALLIE BLVD STE H MELBOURNE FL 32935 (321) 253-1510 DAVIDB@MBVENG.COM	

**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 Medium Density Residential and A-1 (Agriculture) zoning.
- The County does not object to the Applicant developing in the County, provided the Applicant connects to water and sewer.
- Staff strongly recommends that the Applicant reach out to the City of Winter Springs to discuss the utility connection for water and sewer for the proposed development.
- To allow a boat or recreational vehicle storage use, the property would need to amend the Future Land Use to Industrial and Rezone to C-3 (Heavy Commercial/Very Light Industrial). However, staff does not support a Future Land Use amendment to Industrial or a Rezoning to C-3.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



### AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Annie Sillaway	<p>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:</p> <ol style="list-style-type: none"> <li>1. Natural access control</li> <li>2. Natural surveillance</li> <li>3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the 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.</li> </ol>	Info Only
3.	Buffers and CPTED Annie Sillaway	<p>Buffer information can be found here:</p> <p><a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a></p>	Info Only
4.	Buffers and CPTED Annie Sillaway	If overhead utility lines are on the perimeter of the subject property understory trees and shrubs must be planted.	Info Only
5.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
6.	Buffers and CPTED Annie Sillaway	During the subdivision process, the landscape plans within the Preliminary Site Plan (PSP) and Final Engineering Plan need to be consistent with one another.	Info Only
7.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of the Preliminary Subdivision Plan.	Info Only
8.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
9.	Building Division Phil Kersey	- Standard building permitting will apply. - Each SFR, and each structure will require a separate permit. Example: each SFR, fence/ wall system, gate system, retaining walls, etc...	Info Only
10.	Comprehensive	Site has a Future Land Use of MDR (Medium Density)	Info Only

	Planning David German	Residential). The purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre. Per Policy FLU 5.2.2 Medium Density Residential: Uses - Single family detached residences, patio homes, duplexes, multi-family units, mobile home parks/manufactured housing parks and factory built modular units at a maximum density of 10 dwelling units per net buildable acre; Based on this, the proposed use appears consistent with the MDR FLU and will also need to be consistent with the underlying zoning.	
11.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment or infill.	Info Only
12.	Environmental Services James Van Alstine	This development is within Seminole County's utility service area, but we do not have any potable water/sanitary sewer lines nearby. The City of Winter Springs may have potable water/sanitary sewer lines nearby capable of servicing this development. If they were to service utilities to this development, we could provide a letter stating that we have no objection to them doing so. Please coordinate with the City of Winter Springs to determine how best to service this development.	Info Only
13.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's potable water service area, but since we do not have any potable water lines nearby, potable water wells will be needed to service them instead. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: <a href="https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents">https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents</a> , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
14.	Environmental Services James Van	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment	Info Only

	Alstine	<p>and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as City or County water).</p> <p>Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a>, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.</p>	
15.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
16.	Natural Resources Sarah Harttung	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
17.	Natural Resources Sarah Harttung	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
18.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural	Trees less than six (6) inches DBH and palm trees are	Info Only

	Resources Sarah Harttung	exempt from arbor regulations. SCLDC 60.4(h)	
20.	Natural Resources Sarah Harttung	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
21.	Natural Resources Sarah Harttung	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
22.	Natural Resources Sarah Harttung	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
23.	Natural Resources Sarah Harttung	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
24.	Natural Resources Sarah Harttung	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 protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
25.	Natural Resources Sarah Harttung	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 non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
26.	Natural Resources Sarah Harttung	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
27.	Natural Resources Sarah Harttung	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

28.	Natural Resources Sarah Harttung	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
29.	Natural Resources Sarah Harttung	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
30.	Natural Resources Sarah Harttung	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
31.	Natural Resources Sarah Harttung	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
32.	Planning and Development Annie Sillaway	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
33.	Planning and Development Annie Sillaway	The subject property is adjacent to the City of Winter Springs. Seminole County will provide an intergovernmental notice to the City of Winter Springs.	Info Only
34.	Planning and Development Annie Sillaway	<b>Step 1 Rezoning:</b> Requires a recommendation from the Planning and Zoning Commission and final approval or denial by the Board of County Commissioners.	Info Only

		<p><b>Step 2 Preliminary Subdivision Plan:</b> If the subject property is being subdivided, a Preliminary Subdivision Plan must be submitted for technical review and approval by the Planning and Zoning Commission. If the subject site is not being proposed, this step may be skipped.</p> <p><b>Step 3 Site Plan/Final Engineering:</b> Approval of the Site Plan or Final engineering plans that is reviewed administratively.</p> <p><b>Step 4 Final Plat:</b> If the subject site is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the Board of County Commissioners as a consent agenda item.</p>	
35.	Planning and Development Annie Sillaway	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
36.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
37.	Planning and Development Annie Sillaway	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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</li> </ul>	Info Only

		commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	
38.	Planning and Development Annie Sillaway	The subject site has a Medium Density Residential Future Land Use designation which allows a maximum density of ten (10) dwelling units per net buildable acre.	Info Only
39.	Planning and Development Annie Sillaway	The building setbacks in the R-1B (Single-Family Dwelling) zoning district are: Front: Twenty (20) feet, Side: Seven-and one-half (7.5) feet, Rear: Twenty-five (25) feet. The minimum lot size is 6,700 sq. ft. and the minimum lot width at building line is sixty (60) feet.	Info Only
40.	Planning and Development Annie Sillaway	The maximum building height is thirty-five (35) feet.	Info Only
41.	Planning and Development Annie Sillaway	There are no open space requirements in the R-1B (Single Family) zoning district.	Info Only
42.	Planning and Development Annie Sillaway	Net Buildable Definitions: 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
43.	Planning and Development Annie Sillaway	***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 directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
44.	Planning and Development Annie Sillaway	The subject property is contiguous to the City of Winter Springs; staff highly recommends that the Applicant reach out to the City of Winter Spring to discuss this project and to discuss pre-annexation of the property. This site is within the City of Witner Springs Town Center District.	Info Only
45.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
46.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
47.	Public Safety - Fire Marshal Brenda Paz	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
48.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus	Info Only

	Brenda Paz	shall be provided (18.2.3.5.4 of NFPA 1)	
49.	Public Safety - Fire Marshal Brenda Paz	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, 16.4.3.1). 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 212 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	Info Only
50.	Public Safety - Fire Marshal Brenda Paz	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cram Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	Info Only
51.	Public Works - Engineering Jim Potter	The proposed project is located within the Little Lake Howell drainage basin.	Info Only
52.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drainage and some poorly drained soils.	Info Only
53.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site does not have a viable discharge (piped system, canal or connected waterbody) and known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-	Info Only

		hour storm event volume onsite without discharge unless a viable outfall system is provided and appropriate downstream discharge capacity is demonstrated.	
54.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope generally west.	Info Only
55.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to across several private properties to a wetland system to the west.	Info Only
56.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. The site does not seem to address stormwater. There is a third parcel included but not shown. This may be sufficient for drainage, but it is not clear of legal rights to that parcel.	Info Only
57.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District (SJRWMD) 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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> . Please note that there are new more stringent drainage requirements by the SJRWMD so please get with them on these changes.	Info Only
58.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
59.	Public Works - Engineering Jim Potter	The property is adjacent to Tuskawilla Road which is an Urban Minor Arterial and Milky Way which appears to be a private local roadway. Ideally the best connection would be to the Median opening at Milky Way / Michael Blake Boulevard, but additional ROW and permission rights would have to be determined.	Info Only
60.	Public Works - Engineering Jim Potter	The site is limited to a right in and right out only as shown. If Milky Way is used then either full access or possibly a right-in, right-out and left-in could be considered.	Info Only
61.	Public Works - Engineering Jim Potter	The roadway geometry for Tuskawilla Road meets County standards. The roadway structure for Tuskawilla Road meets County standards. Milky Way does not meet standards for either and would have to be brought to County Standards for use.	Info Only
62.	Public Works - Engineering Jim Potter	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. This would be a strong reason for the Milky Way connection. However, with traffic analysis it may be able to be determined that the midpoint connection is acceptable with County Engineer approval.	Info Only

63.	Public Works - Engineering Jim Potter	Dedication of additional right-of-way would be required prior to plan approval to facilitate the required improvements if Milky Way was utilized. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
64.	Public Works - Engineering Jim Potter	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
65.	Public Works - Engineering Jim Potter	A minimum three (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
66.	Public Works - Engineering Jim Potter	Note that a left turn / U-turn lane will be required on Tuskawilla Road at Milky Way to facilitate safe U-turns to get to the site. The existing gore striped left turn lane on Tuskawilla Road would have to be fixed and may have to be extended.	Info Only
67.	Public Works - Engineering Jim Potter	Please note that there are several aspects to the layout for the roadway design that does not meet County standards. These include but are not limited to: roadway lane width(s), turning Radius, sidewalks and separation from the gate to the public ROW. These would all have to be addressed at final engineering.	Info Only
68.	Public Works - Impact Analysis Arturo Perez	No Review Required. The trip generation for 11 Single Family Homes will be minimal. Net external trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061 <a href="mailto:bpaz@seminolecountyfl.gov">bpaz@seminolecountyfl.gov</a>
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Building Division	Review Complete	Phil Kersey 407-665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### **Seminole County Comprehensive Plan:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

### **Development Services:**

<http://www.seminolecountyfl.gov/departments-services/development-services/>

### **Seminole County Property Appraiser Maps:**

<https://map.scpafl.org/>

### **Seminole County Wetland Information:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

### **Wekiva Consistency form:**

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

### **Cities:**

Altamonte Springs	(407) 571-8150	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7751	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### **Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### **Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>